HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Greater Toronto Area

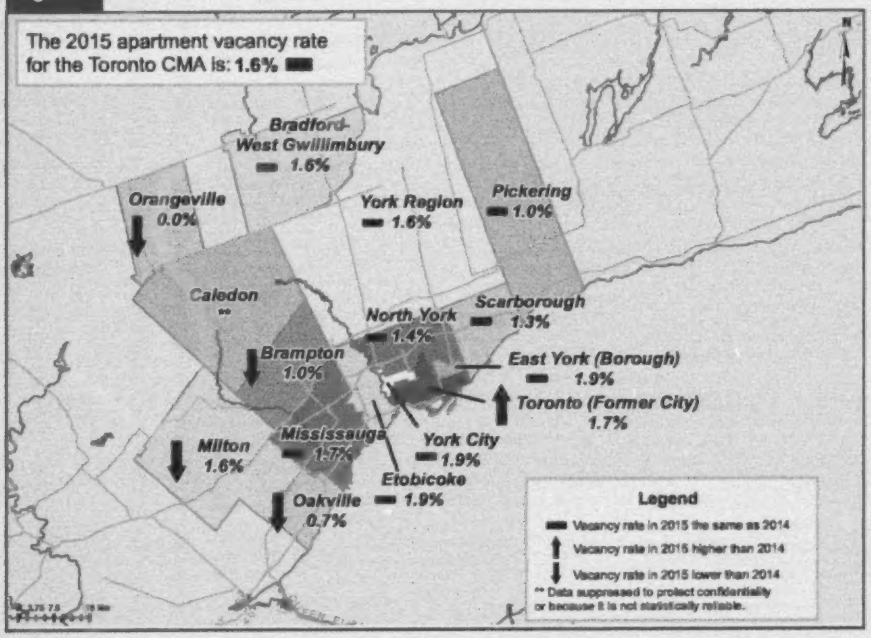
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The primary apartment vacancy rate remained unchanged at 1.6 per cent in 2015 from the previous year
- The condominium apartment vacancy rate edged up to 1.8 per cent
- The matched-sample average two-bedroom apartment rent increased by 3.3 per cent

Figure 1


The 2015 apartment vacancy rate for the Toronto CMA is: 1.6%
Bradford-West Gwillimbury 1.6%
Orangeville 0.0%
York Region 1.6%
Pickering 1.0%
Caledon **
North York 1.4%
Scarborough 1.3%
Brampton 1.0%
East York (Borough) 1.9%
Toronto (Former City) 1.7%
Milton 1.6%
Mississauga 1.7%
York City 1.9%
Etobicoke 1.9%
Oakville 0.7%
Legend
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014
** Data suppressed to protect confidentiality or because it is not statistically reliable.

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Overview: Vacancy Rate Unchanged, Rents Up

The primary rental market indicators in the Greater Toronto Area (GTA) showed only minor changes according to the October 2015 rental market survey. The average purpose-built apartment vacancy rate[1] remained at 1.6 per cent in 2015 from the previous year. The availability rate in the GTA[2] (which captures the occupied units for which notice has been given in addition to vacant units) was also unchanged at 3.0 per cent. The average increase in rent for a fixed sample[3] of two-bedroom units was 3.3 per cent in 2015, up from 2.7 per cent a year earlier.

Demand for purpose-built rental accommodation held steady and limited growth in supply this year was enough to keep the market from tightening further. Encouraged by lower mortgage financing costs some households moved into homeownership, while most households likely stayed in rental due to declines in affordability because of significant increases in home prices.

Growth in economic fundamentals helped to shift rental demand to high-end segments of the market such as newer purpose-built structures and newly completed condominium rentals. In fact, structures built after 2005 saw their vacancy rate drop to 1.6 per cent in 2015, compared to 3.4 per cent last year. Stronger labour market conditions have kept household formation robust. The

Figure 2

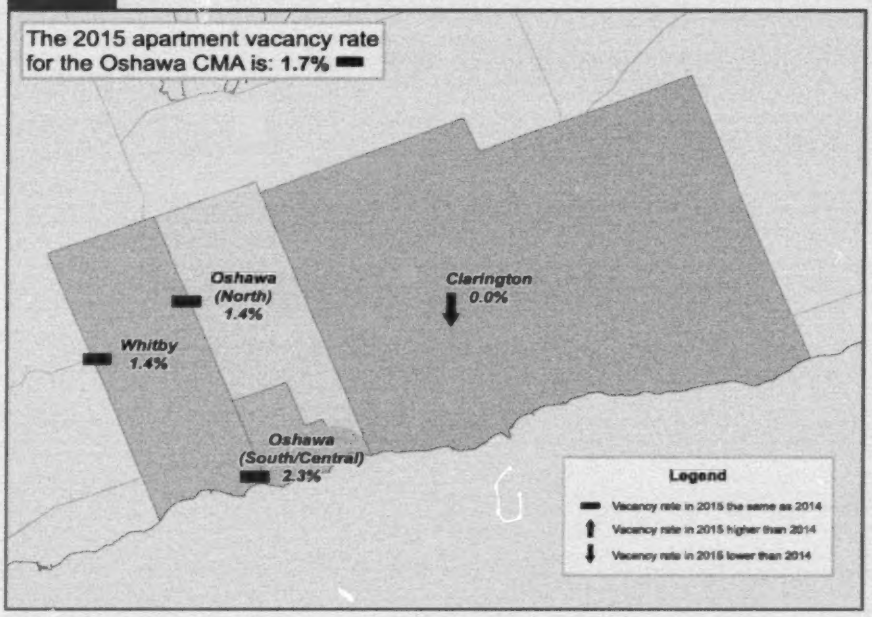
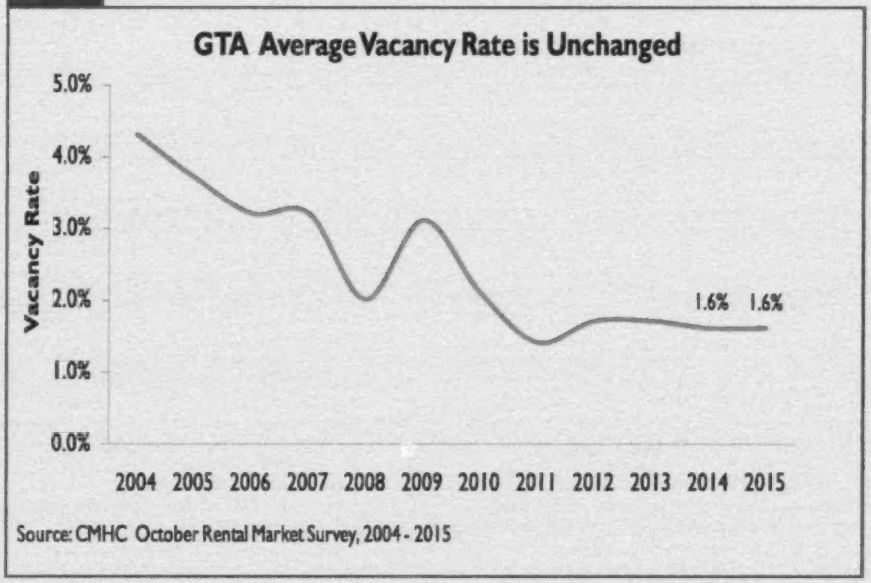

The 2015 apartment vacancy rate for the Oshawa CMA is: 1.7%
Oshawa (North) 1.4%
Clarington 0.0%
Whitby 1.4%
Oshawa (South/Central) 2.3%
Legend
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

Figure 3



Source: CMHC October Rental Market Survey, 2004 - 2015

[1] Based on privately-initiated rental apartment structures of three or more units

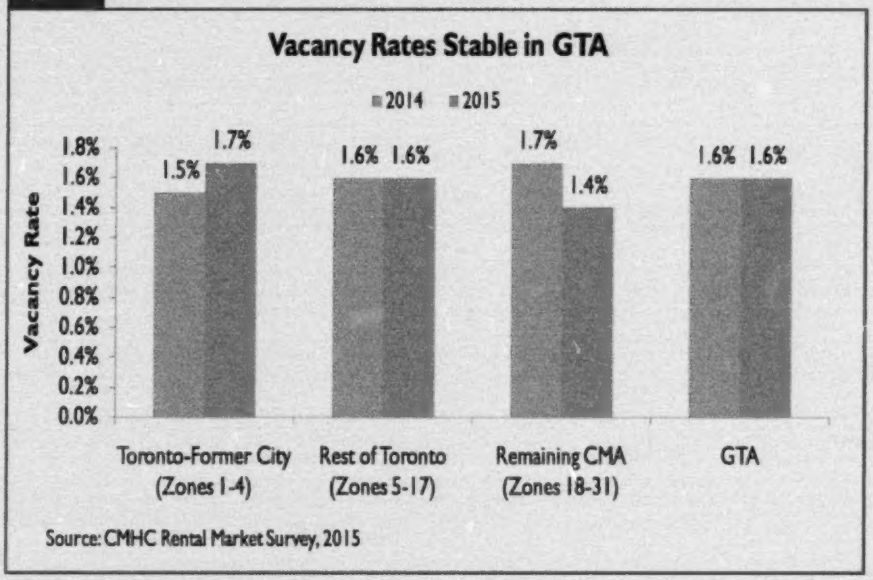
[2] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

[3] See Technical Note on p. 69 for an explanation of the fixed sample rent increase

unemployment rate in the Toronto Census Metropolitan Area (CMA) reached 7 per cent in the first three quarters of 2015, and was its lowest rate since 2009[4] . The average weekly earnings increased by 5 per cent over this same period, which was well above the general rate of inflation[5] . However, net migration to Toronto CMA at roughly 54,000 last year, was the lowest annual increase in many years, and remained less supportive of rental demand.

Consistent with previous years, most of the growth in the GTA's rental housing stock came in the form of rented condominiums. The number of condominiums rented out grew to 105,317 units in 2015 from 92,257 units in 2014. This increase in supply was enough to nudge the condominium vacancy rate up to 1.8 per cent in 2015 from 1.3 per cent last year. The overall demand for condominium rentals remained strong in the face of significant increases in its supply.

Figure 4



Source: CMHC Rental Market Survey, 2015

Submarket Analysis: Vacancy Rates Unchanged in the City of Toronto, but Decline in Surrounding Areas

According to the 2015 survey, the vacancy rates were highest for smaller apartment types. The average vacancy rate for one-bedroom units was 1.7 per, compared to 1.5 per cent for two-bedrooms and 1.3 per cent for three-bedrooms. These rates by apartment type were unchanged from the October 2014 survey. Smaller purpose-built apartments likely faced more competition from the secondary rental market than larger units since most new condominium rentals were one and two-bedroom units.

Vacancy rates were highest for smaller apartment structures in the GTA. Smaller buildings with 3-5 units had the highest vacancy rate of 3.4 per cent, while those with 100-199 units had the lowest rate of 1.3 per cent. Notably, structures with 3-5 units had the second highest rents at $1,361 for a two-bedroom unit, compared to an average of $1,276 for a two-bedroom in all structure types. Those in buildings with 200+ units had the highest rent at $1,377. Larger rental buildings tend to be in convenient locations, offering more amenities and well managed.

City of Toronto

The average vacancy rate in Toronto Central (Zone 1) had no statistically significant change at 1.7 per cent in 2015. A large contingent of students enrolled in the downtown's post-secondary institutions upholds rental market demand in the city's core. Total student enrolments at the University of Toronto and Ryerson University grew by 1.9 per cent[6] and 5.5 per cent[7] respectively last year. In addition, the City of Toronto's downtown core has accounted for much of its job growth over the last few years[8]. This growth in student and employed populations increased the demand for private rental accommodation located within close proximity to work and school.

[4] Statistics Canada
[5] Statistics Canada
[6] University of Toronto, Facts and Figures, November 1 2014
[7] Ryerson University, Key Statistics, 2014
[8] Toronto Employment Survey, City of Toronto, August 2015

Within the rest of the former City of Toronto, Toronto North (Zone 3) its vacancy rate climb slightly to 1.8 per cent in 2015 from 1.5 per cent last year. This neighbourhood faced modest competition from relatively more affordable rental accommodations in neighbouring areas such as Toronto West and East (Zones 4 and 2) that offered similar commutes to employers located downtown as well as subway access.

In the rest of the City of Toronto (Etobicoke, York, East York, Scarborough and North York: Zones 5-17), there was no statistically significant change in the overall vacancy rate. The exception being North York -North Central (Zone 16), which showed a decrease in vacancies to 1.2 per cent, which reversed last year's increase. These suburban purpose-built rentals appealed to those who were attracted to their larger sizes and more affordable rents.

Unsurprisingly, Toronto Central (Zone 1) commanded the highest rent with an average two-bedroom rent of $1,900. The former City of Toronto had an average of $1,651. Toronto Central's apartments were able to achieve the highest rent due its proximity to large employers located in downtown Toronto and post-secondary institutions. The shorter commute times compensated for higher rents in this area.

Suburban Areas

Lack of supply of purpose-built rental accommodation kept demand high in the areas surrounding the City of Toronto. The average vacancy rates in Peel and Halton Regions declined to 1.5 per cent and 1.3 per cent respectively in 2015 from the previous year. These declines were a result of stronger demand in Mississauga South (Zone 18), Brampton West (Zone 21), Oakville, Milton and Halton Hills (Zones 23 and 29). York and Durham Regions showed no statistically significant change in vacancy rates from 2014. Rates in these two areas held at 1.6 per cent, in line with the GTA average.

Rents in the 905 regions were similar to those of the inner suburbs of the City of Toronto. The average two-bedroom rent was the highest in Halton Region at $1,283, while Durham region offered the lowest average two-bedroom rent at $1,042. The average two-bedroom rent in York and Peel Regions was $1,262 and $1,235 respectively.

Rents Grow Above Guideline

The average rent for a two-bedroom apartment in structures that were common to both the 2014 and 2015 surveys increased by 3.3 per cent in the GTA, up from 2.7 per cent in October 2014. This acceleration was in part due to a higher allowable provincial guideline[9] increase for 2015 (0.8 per cent in 2014 vs. 1.6 per cent in 2015). As well, a sizable increase in the average weekly paycheck in Toronto CMA[10] this year likely increased the rent that tenants were willing to pay.

The gap between the guideline and the fixed sample increase points to a higher level of tenant turnover in 2015. An availability rate of 3.0 per cent combined with a low average vacancy rate of 1.6 per cent suggested that units rented easily without being vacant for too long. Thus, market rents were able to climb faster than the guideline for new tenants. On a sub-market basis, fixed sample rent increases ranged from a low of 1.7 per cent for the average two-bedroom apartment in Durham Region, to a high of 3.5 per cent in the City of Toronto.

Supply and Demand Factors: No Significant Increases in Primary Rental Supply

Supply changes did not play a significant role in influencing primary rental market conditions in 2015. New purpose-built rental apartment completions in the Toronto CMA in 2015 remained on par with 2014. While 1,118 rental units reached completion over the 12 months ending June 30, 2015, the cut-off point for the survey, the rental universe increased marginally by 0.2 per cent or 472 units. This was due to some of the existing rental units being pulled from the universe for reasons such as demolition, renovations and conversions to ownership. However, the fact that vacancy rates for rental apartments remained low in an environment of growing rental stock, in both the primary and secondary rental markets, signalled strong rental demand.

Low vacancy rates and an aging rental stock have encouraged new investment in purpose-built rental units as evidenced by a boost in purpose-built rental starts recently. Over the past 10 years, the average annual rate of completion of purpose-

[9] Ontario Ministry of Municipal Affairs and Housing, 2015 Rent Increase Guideline, retrieved from http://news.ontario.ca/mah/en/2014/06/2015-rent-increase-guideline.html on Dec. 7, 2015

[10] Statistics Canada's Survey of Employment, Payrolls and Hours, October 2015

built rental apartments was roughly 1,300 units while the average number of units under construction was around 2,500. Since the end of 2014, rental starts have increased and units under construction reached a 22-year high, at 4,168 units as of September 2015. As a result, more rental completions will ensue in the immediate future and add to the rental supply.

Millennials Keep Rental Demand Strong

Young adults were a source of strength in the rental market over the past few years. The millennial cohort, made up of people born from the early 1980s to the early 2000s represented almost 30 per cent of the GTA population (or close to two million people) in 2015[11]. Furthermore, the older segment of this population that were in their mid-20s to mid-30s grew at a stronger pace compared to the general population in Toronto. They are now approaching the age when they start or advance in their careers, live on their own or start a family, and naturally have a great influence on both ownership and rental housing markets.

The overall Toronto CMA labour market conditions improved in 2015, with the unemployment rate declining to 7.2 per cent[12] during first three quarters, the lowest level in eight years. Tight labour market conditions boosted income growth to five per cent over the same period. The creation of new full-time jobs drove employment growth. Growth in full-time jobs is a good gauge of rental demand, as full time jobs provide the financial ability to pay for rental accommodation.

The younger millennials, aged 15 to 24 years, also benefited from tighter labour market conditions but their impact on the rental market was relatively modest. The household formation of this age group was low and has been declining over the years. According to Statistics Canada, there was a prolonged decline in youth labour force participation among those aged 15 to 24, partly as a result of higher number of young people pursuing full-time studies in response to softening labour market conditions in the late 2000s. The improvement in the unemployment rate among youth is partly due to fewer individuals at this age looking for a job.

The older millennials in their mid-20s and 30s, on the other hand, had a positive impact on the rental market in the Toronto CMA. Over the first three quarters of 2015, full–time employment for individuals aged 25 to 44 rose 3.6 per cent compared to the same period a year earlier. The unemployment rate for this age group dropped to 6.3 per cent from 7.5 per cent in 2014. With ownership costs in Toronto becoming beyond the reach for more young adults, positive employment trends have provided even greater support for rental demand.

Renter Movement into Homeownership Slows

Rapidly rising house prices across the GTA prompted many potential first-time homebuyers to delay entering into homeownership and either enter or remain in rental accommodation for longer. Despite the fact that mortgage rates were at record low levels, the cost gap between the average carrying cost and the average rent (for both primary and secondary rental units) in the GTA had widened further (see Figure 6).

Some renter households also put their home purchasing decisions on hold until they built up sufficient down payments or improved their employment conditions to facilitate

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

[11] Ontario Ministry of Finance
[12] Statistics Canada

the move. Furthermore, with more family households renting, demand for larger apartments rose in 2015. The vacancy rate was the lowest for three plus bedroom apartments, followed by two bedroom units in 2015.

Migration Trends Are Less Supportive of Rental Market

The Toronto CMA continued to be the greatest beneficiary of immigration into Canada. Over the past few years, the number of immigrants moving to Toronto was edging lower and while immigrants continued to support the rental market, it was to a lesser degree. Typically, immigrants rent first upon settling down in order to gain meaningful employment and build a credit history before entering homeownership. According to Statistics Canada's 2011 National Household Survey, nearly 62% of households who immigrated to the Toronto CMA between 2006 and 2011 were renters.

Because of rising cost of homeownership in Toronto, there was also a stronger outflow of migrants to other Ontario cities with more favourable house prices.

The number of temporary residents was edging lower over the past few years and released some pressure off the rental market as well. A substantial number of non-permanent residents in Toronto arrive for work or study purposes. The vast majority of these individuals typically rent, at least in the short term.

Renters Are Looking For Quality Rental Accommodation

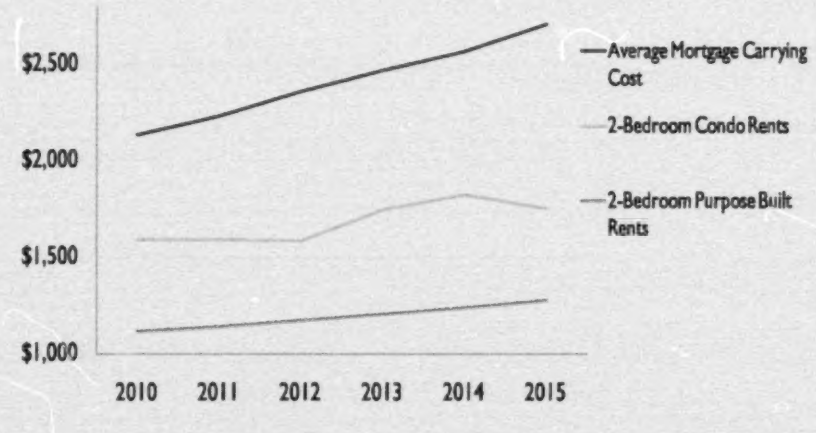
Newer and therefore more expensive purpose-built rental properties tend to compete with condominium rentals, as well as the ownership market, as the housing payment premium to own versus rent is the smallest for these units. In 2015, the vacancy rate for primary rental units commanding rents over $1,200 remained above the market average. It suggested that some rental households were using improved employment conditions and increased incomes to trade up into the condominium market. A rising number of well established, young professional renters, who favoured condominiums over older purpose-built rental accommodations, prompted the movement. The record high number of brand new condominium apartments completed in 2015, many of which were available for rent, facilitated the move.

Secondary Rental Market

The secondary rental market survey counts rental units that were not part of the primary or purpose-built rental market. Condominiums rented out by investors represent the single largest component of the GTA's secondary rental market. This year, there were an estimated 105,317 rental condominium apartments in the GTA. The survey universe for rental condominium units increased in 2015, primarily as result of higher condominium completions. The rest of the secondary market comprised of single-detached, semi-detached, row homes along with duplexes and accessory suites (many of which are basement apartments within single or semi-detached homes). The average total rent for these secondary units remained stable compared to the previous year.

Figure 5

Ownership Cost Continue to Outweigh Rents



Source: CREA, Statistics Canada, CMHC

Supply Pressures Eased Condo Vacancy Rate

The GTA condominium vacancy rate rose to 1.8 per cent in 2015 from 1.3 per cent in 2014, primarily due to higher supply. The supply of rental condominiums increased by 14 per cent (or over 13,000 units) in 2015 from the previous year but demand increased slightly faster, as measured by the increase in the share of rental condominium apartments to 30.1 per cent in 2015 from 28.9 in the previous year. Despite that fact that renters would have to pay on average 50.0 per cent more to rent a condominium unit compared to a purpose-built rental unit, newer finishes, better amenities and locations of many rental condominiums continued to attract renters. In the absence of abundant supply of new units in the primary market, rental condominiums were able to match the demand for modern and well-equipped rental accommodation from the millennial generation.

At the time of this survey, condominium apartment completions exceeded 30,000 units, surpassing the historical five-year annual average of about 15,000 units. Of those new units ready for occupancy and added to the condominium universe, 51.0 per cent were leased compared to 50 per cent in the previous year. Historically low vacancy rates in the condominium market appeared to have induced more condominium owners to lease out their properties. The City of Toronto had the highest share of units in rental at 32.4 per cent in 2015 compared to 31.3 per cent in 2014 and consistent with the trend of owner-occupied units shifting to rental over the past few years.

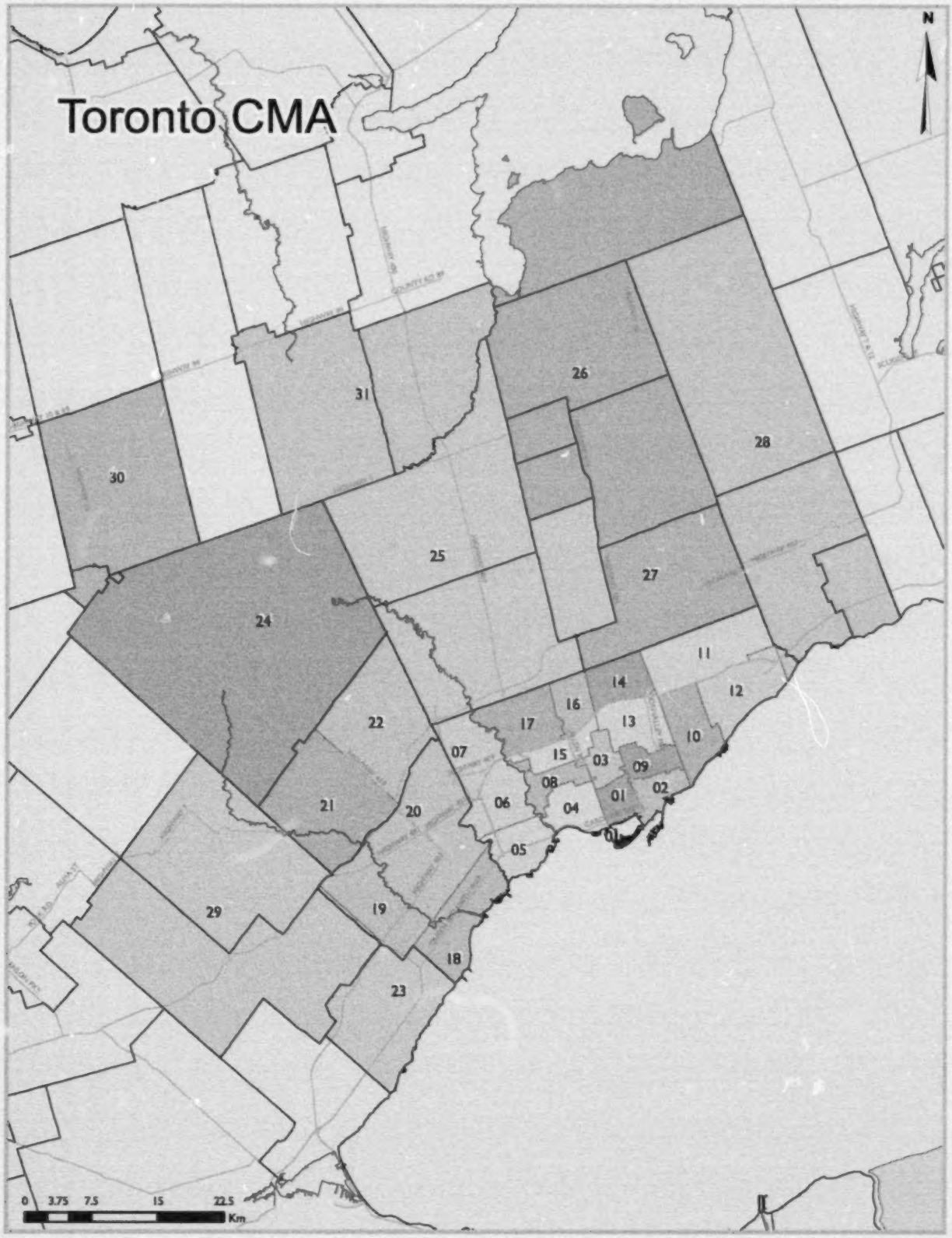
In spite of the increase in the condominium vacancy rate, there was no statistically significant change in the fixed-sample rent for an average condominium apartment in 2015 (which was $1,656) from the previous year. Property owners had limited room to increase rents because of competition from increased supply of newer rental units entering the market.

Growth in Rental Condominiums Higher in Suburbs

Although the majority of new supply of condominium rentals was concentrated within Toronto Centre and Toronto North, the growth in new supply was higher in Halton and York Regions respectively. Despite supply increases in these areas, the average vacancy rate in Halton Region fell to 1.3 per cent in 2015 from the previous year and there was no statistically significant change in the York Region's vacancy rate of 1.6 per cent in 2015 compared to the previous year. Most rental accommodation available in the suburbs tends to be in the form of low-rise housing charging higher rents or the existing rental stock in the primary rental market, which is older and cannot compete well with newer units. High demand and low supply for quality affordable rental accommodation typically characterise suburban rental markets. Therefore, strong demand from potential renters was easily able to absorb any additional supply.

Figure 6

Source: CMHC Rental Market Survey, 2003-2015


Toronto CMA
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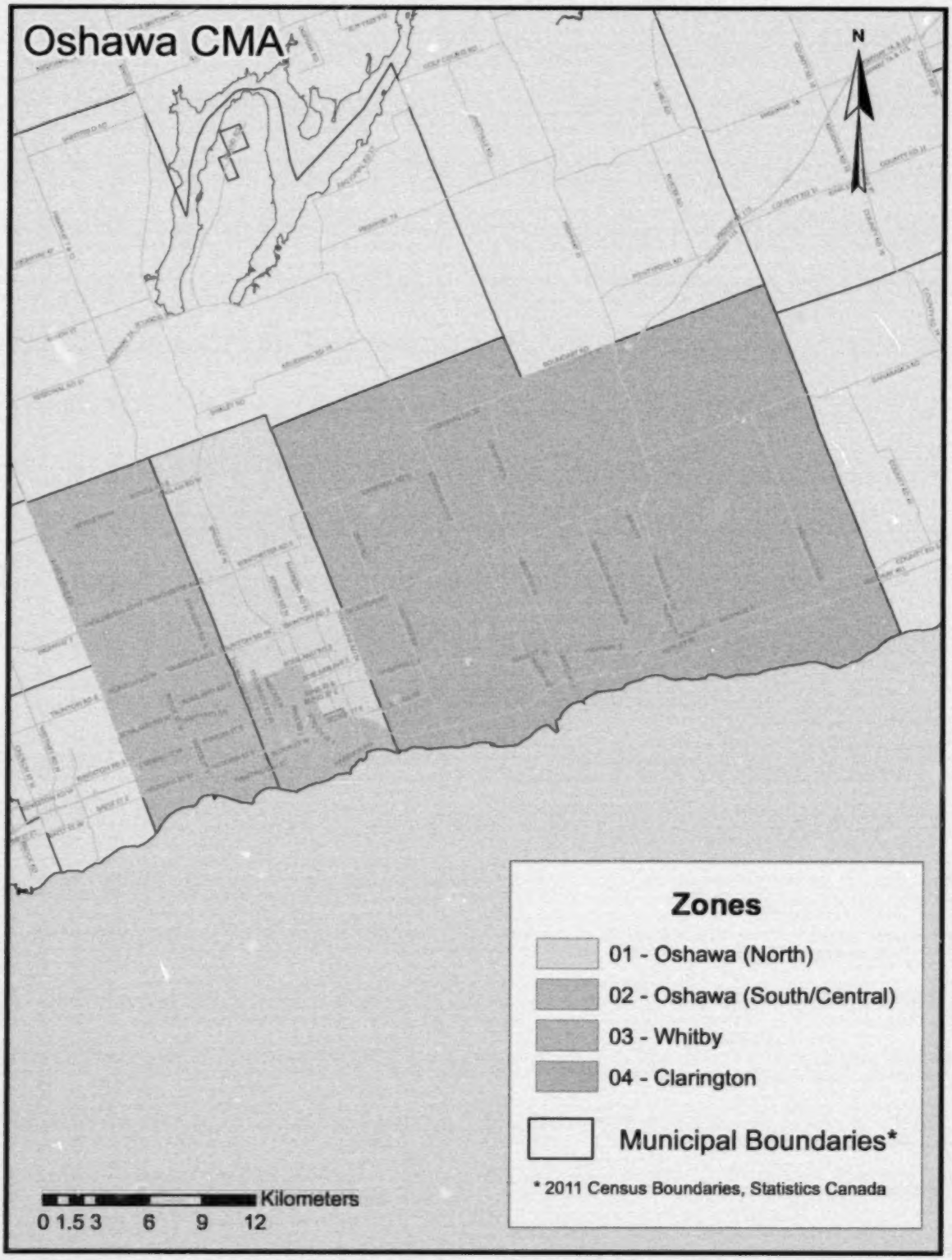
Oshawa CMA
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Zones
01 - Oshawa (North)
02 - Oshawa (South/Central)
03 - Whitby
04 - Clarington
Municipal Boundaries*
* 2011 Census Boundaries, Statistics Canada
Kilometers
0 1.5 3 6 9 12

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.02, 0013, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0067.01, 0063.02, 0064, 0065, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.03, 0128.04, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139, 0140, 0141.01, 0141.02 and 0142.
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.01, 0047.02, 0048, 0049, 0050.01, 0050.02, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096, 0097.01, 0097.02, 0098, 0099, 0100, 0101, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	**East York (Borough)** - Census tracts - 0180, 0181.01, 0181.02, 0183, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195 and 0196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.03, 0355.04, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.03, 0260.04, 0260.05, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.01 and 0287.02.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.01, 0308.02, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290, 0291.01, 0291.02, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.45, 0516.46, 0516.47, 0550.01 and 0550.02.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03 ,0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	**Mississauga City**

RMS ZONE DESCRIPTIONS - TORONTO CMA (continued)	
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.30, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50 and 0576.51.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.18, 0576.20, 0576.22, 0576.24, 0576.35, 0576.36, 0576.37, 0576.38, 0576.39, 0576.40, 0576.45, 0576.46, 0576.47 and 0576.48.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.07, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	**Caledon** - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	**Richmond Hill** - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.012, 0424.13, ; **Vaughan** - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.20, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.23, 0412.24 and 0413 ; **King** - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	**Aurora** - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; **Newmarket** - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07, ; **Whitchurch-Stouffville** - Census tracts - 0430.02, 0430.03, 0430.04, 0431.01 and 0431.02; **East Gwillimbury** - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; **Georgina Township** - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03 and 0475; **Georgina Island** - Census tract - 0476.
Zone 27	**Markham Town** - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.03, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13 and 0403.14.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807 ; **Ajax** - Census tracts - 0805.02, 0805.04, 0805.05, 0805.06, 0805.08, 0805.09, 0805.10, 0805.12, 0805.13, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.01, 0820.02 and 0820.03 ; **Uxbridge** - Census tracts - 0830, 0831.01, 0831.02 and 0832.
Zone 29	**Milton** - Census tracts - 0620.01, 0620.02, 0620.04, 0620.05, 0620.06, 0620.07, 0621, 0622, 0623, 0624, 0625 and 0626; **Halton Hills** - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	**Orangeville** - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; **New Tecumseth** - Census tracts - 0483.01, 0483.02, 0484.01, 0484.02, 0485.01 and 0485.02.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.01, 0015.02, 0016.01 and 0016.02.
Zone 2	**Oshawa (South/Central)** includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011 and 0012.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.11, 0105.12 and 0105.13).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02 0202.03, 0202.04, 0202.05, 0202.07, 0202.08, 0202.09, 0202.10, 0202.11, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205 and 0206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, W[illegible]church-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	1.2 a	1.2 a -	1.5 b	1.5 a -	1.2 c	2.6 b ↑	1.3 c	**	1.4 a	1.7 a -
Zone 2-Toronto (East)	1.6 c	2.6 c -	2.7 c	1.1 a ↓	0.9 a	0.7 a -	**	0.0 d	1.9 c	1.2 a ↓
Zone 3-Toronto (North)	1.4 a	2.3 a ↑	1.5 a	1.7 a -	1.6 b	1.7 b -	0.5 b	2.5 c ↑	1.5 a	1.8 a -
Zone 4-Toronto (West)	1.4 a	1.2 a -	1.6 b	2.1 b ↑	1.5 c	2.0 c ↑	0.2 b	0.4 b -	1.5 b	1.9 a ↑
Toronto-Former City (Zones 1-4)	1.3 a	1.6 a -	1.6 a	1.7 a -	1.4 a	2.0 a ↑	0.6 a	1.2 a ↑	1.5 a	1.7 a ↑
Zone 5-Etobicoke (South)	2.0 c	**	3.8 c	3.3 d -	2.4 b	2.0 c -	**	**	3.0 b	3.0 b -
Zone 6-Etobicoke (Central)	2.4 b	**	2.9 c	1.3 a ↓	1.5 a	1.6 a -	2.0 b	1.6 c -	2.1 b	1.5 a ↓
Zone 7-Etobicoke (North)	**	**	0.9 a	0.8 a -	1.0 a	0.8 a -	0.9 a	0.9 a -	1.0 a	0.8 a -
Etobicoke (Zones 5-7)	2.1 b	**	3.1 c	2.1 b ↓	1.7 a	1.6 a -	1.7 a	1.8 a -	2.2 b	1.9 a ↓
Zone 8-York	2.1 c	2.0 b -	2.2 a	2.1 a -	1.5 a	1.7 a -	**	0.9 c -	1.9 a	1.9 a -
Zone 9-East York	1.4 a	2.1 b ↑	1.8 a	1.8 a -	1.4 a	1.8 a ↑	1.5 b	2.5 b ↑	1.6 a	1.9 a ↑
Zone 10-Scarborough (Central)	1.3 a	1.1 a -	1.4 a	1.7 a -	1.5 a	1.1 a ↓	1.3 a	1.3 a -	1.4 a	1.3 a -
Zone 11-Scarborough (North)	3.1 a	1.6 a ↓	1.7 b	2.3 b ↑	1.4 a	1.6 a ↑	1.9 b	1.9 c -	1.6 a	1.9 a ↑
Zone 12-Scarborough (East)	**	**	1.6 b	1.4 a -	1.0 a	0.8 a -	0.7 a	0.7 a -	1.2 a	0.9 a -
Scarborough (Zones 10-12)	1.7 a	1.3 a -	1.5 a	1.7 a -	1.3 a	1.1 a -	1.2 a	1.1 a -	1.4 a	1.3 a -
Zone 13-North York (Southeast)	1.3 d	1.7 c -	1.5 a	1.7 a -	1.0 a	1.3 a -	1.2 a	1.4 a -	1.2 a	1.5 a -
Zone 14-North York (Northeast)	2.1 a	0.0 d ↓	1.7 b	1.8 b -	1.2 a	1.7 a ↑	1.2 a	1.3 a -	1.4 a	1.6 a ↑
Zone 15-North York (Southwest)	1.6 c	4.7 d ↑	1.7 b	1.5 c -	1.0 a	1.0 a -	0.0 c	2.0 c ↑	1.2 a	1.4 a ↑
Zone 16-North York (N.Central)	5.5 d	**	1.1 a	1.2 a -	2.0 b	1.3 a ↓	1.7 c	0.9 a ↓	1.7 a	1.2 a ↓
Zone 17-North York (Northwest)	**	**	1.5 a	1.4 a -	1.3 a	1.1 a -	0.6 a	1.2 a ↑	1.3 a	1.2 a -
North York (Zones 13-17)	2.0 a	2.3 a -	1.5 a	1.5 a -	1.3 a	1.3 a -	1.0 a	1.3 a ↑	1.3 a	1.4 a ↑
Rest of Toronto (Zones 5-17)	1.9 a	2.6 a ↑	1.9 a	1.8 a -	1.4 a	1.4 a -	1.3 a	1.4 a -	1.6 a	1.6 a -
Toronto (Zones 1-17)	1.5 a	1.9 a ↑	1.8 a	1.7 a -	1.4 a	1.5 a -	1.2 a	1.4 a ↑	1.6 a	1.6 a -
Zone 18-Mississauga (South)	**	5.0 d	1.8 a	1.7 b -	1.9 a	1.4 a ↓	3.7 c	0.8 a ↓	2.0 a	1.5 a ↓
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	0.8 a	1.6 a ↑	1.6 a	2.0 a ↑	2.9 c	1.6 a ↓	1.4 a	1.8 a ↑
Zone 20-Mississauga (Northeast)	**	1.4 a	1.3 a	1.2 a -	1.3 a	2.2 a ↑	2.2 b	1.2 a ↓	1.4 a	1.8 a ↑
Mississauga City (Zones 18-20)	2.7 a	2.9 a -	1.5 a	1.5 a -	1.6 a	1.8 a -	2.8 a	1.1 a ↓	1.7 a	1.7 a -
Zone 21-Brampton (West)	**	**	1.7 c	1.4 a -	2.4 c	0.7 a ↓	**	0.0 c	2.2 c	1.1 a ↓
Zone 22-Brampton (East)	**	3.3 a	1.0 d	1.2 a -	1.4 a	1.1 a -	2.2 c	0.2 a ↓	1.4 a	1.0 a -
Brampton City (Zones 21-22)	5.8 a	4.8 a -	1.4 a	1.4 a -	1.9 a	0.9 a ↓	2.1 a	0.1 a ↓	1.9 a	1.0 a ↓
Zone 23-Oakville	3.0 c	1.6 c -	1.2 a	0.6 a ↓	1.6 a	0.8 a ↓	1.0 a	0.7 a -	1.5 a	0.7 a ↓
Zone 24-Caledon	**	**	3.8 a	**	**	**	**	**	1.3 a	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.1 a -	1.2 a	1.5 c -	1.1 a	1.1 a -	1.3 d	**	1.1 a	1.6 b ↑
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.5 a	0.4 b ↓	2.1 c	1.1 a ↓	0.0 d	2.8 c ↑	1.8 b	0.9 a ↓
Zone 27-Markham	**	**	2.1 c	1.3 a ↓	1.4 a	3.3 a ↑	0.0 d	2.5 c ↑	1.6 c	2.5 a ↑
York Region (Zones 25-27)	2.3 c	**	1.6 a	1.0 a ↓	1.5 a	1.8 a ↑	0.5 b	4.0 c ↑	1.5 a	1.6 a ↑

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	9.0 a	0.0 a	1.1 a	0.7 a	1.5 a	1.1 a	0.3 a	0.8 a	1.1 a	1.0 a
Zone 29-Milton, Halton Hills	**	0.0 a	3.0 b	2.1 b	1.9 a	1.0 a	1.5 c	4.9 d	2.5 b	1.6 b
Zone 30-Orangeville	**	**	1.6 b	0.0 a	3.9 d	0.0 a	**	**	2.7 b	0.0 a
Zone 31-Bradford, W. Gwillimbury	0.0 a	**	1.9 c	1.1 d	2.5 c	2.2 c	0.0 a	0.0 a	2.1 b	1.6 c
Remaining CMA (Zones 18-31)	3.4 c	2.7 c	1.5 a	1.3 a	1.7 a	1.5 a	2.0 a	1.1 a	1.7 a	1.4 a
Durham Region	3.3 c	0.9 a	1.4 a	1.6 a	1.8 a	1.9 a	1.4 a	1.1 a	1.7 a	1.6 a
York Region	2.3 c	**	1.6 a	1.0 a	1.5 a	1.8 a	0.5 a	4.0 d	1.5 a	1.6 a
Peel Region	3.4 c	3.3 c	1.5 a	1.5 a	1.7 a	1.5 a	2.6 a	0.9 a	1.7 a	1.5 a
Halton Region	3.3 c	2.1 c	2.0 b	1.3 a	1.4 a	1.3 a	0.5 a	0.8 a	1.6 a	1.3 a
Toronto GTA	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a
Toronto CMA	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	0.0 a	0.0 a	0.9 a	0.3 a	1.4 a	1.9 a	0.4 a	**	1.1 a	1.4 a
Zone 2 - Oshawa (S./Central)	**	0.0 a	2.3 b	2.9 c	2.3 a	2.3 b	3.9 c	1.4 a	2.5 a	2.3 a
Oshawa City (Zones 1-2)	4.2 c	0.0 a	1.7 a	1.8 a	1.9 a	2.1 a	2.4 a	1.6 a	2.0 a	1.9 a
Zone 3 - Whitby	0.0 a	1.8 c	1.2 a	0.8 a	1.7 b	1.9 b	1.8 c	0.4 a	1.5 a	1.4 a
Zone 4 - Clarington	**	**	0.0 a	0.0 a	1.0 a	0.0 a	3.6 d	**	1.0 a	0.0 a
Oshawa CMA	3.1 c	0.9 a	1.5 a	1.4 a	1.9 a	2.0 a	2.3 a	1.3 a	1.8 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	999 a	1,053 a	1,307 a	1,365 a	1,823 b	1,900 b	**	3,295 d	1,402 a	1,465 a
Zone 2-Toronto (East)	835 b	910 b	1,041 a	1,067 a	1,256 a	1,293 b	1,547 c	1,529 b	1,071 a	1,111 a
Zone 3-Toronto (North)	962 a	1,008 a	1,225 a	1,268 a	1,614 a	1,665 a	2,550 c	2,417 b	1,338 a	1,377 a
Zone 4-Toronto (West)	815 a	849 a	1,080 a	1,119 a	1,390 a	1,446 a	1,690 c	1,826 c	1,131 a	1,181 a
Toronto-Former City (Zones 1-4)	928	983	1,201	1,248	1,596	1,651	2,316	2,435	1,286	1,339
Zone 5-Etobicoke (South)	783 a	777 b	889 a	939 a	1,076 a	1,090 a	1,405 b	1,346 b	984 a	1,001 a
Zone 6-Etobicoke (Central)	1,104 b	1,041 c	1,103 a	1,109 a	1,283 a	1,310 a	1,439 a	1,484 a	1,247 a	1,273 a
Zone 7-Etobicoke (North)	673 a	722 b	903 a	957 a	1,067 a	1,121 a	1,220 a	1,260 a	1,080 a	1,134 a
Etobicoke (Zones 5-7)	858	816	998	1,022	1,183	1,207	1,360	1,394	1,134	1,157
Zone 8-York	761 a	797 a	968 a	1,012 a	1,184 a	1,225 a	1,606 d	1,542 c	1,057 a	1,099 a
Zone 9-East York	808 a	833 a	966 a	1,003 a	1,219 a	1,266 a	1,537 a	1,583 a	1,083 a	1,120 a
Zone 10-Scarborough (Central)	805 a	833 a	916 a	948 a	1,050 a	1,095 a	1,180 a	1,222 a	1,003 a	1,037 a
Zone 11-Scarborough (North)	880 a	898 a	987 a	1,036 a	1,132 a	1,192 a	1,311 a	1,383 a	1,093 a	1,144 a
Zone 12-Scarborough (East)	788 a	809 a	922 a	984 a	1,036 a	1,092 a	1,210 a	1,270 a	1,029 a	1,087 a
Scarborough (Zones 10-12)	819	843	931	974	1,062	1,115	1,214	1,266	1,028	1,073
Zone 13-North York (Southeast)	787 a	828 a	986 a	1,030 a	1,186 a	1,216 a	1,442 a	1,443 a	1,134 a	1,164 a
Zone 14-North York (Northeast)	1,109 a	890 a	1,182 a	1,180 a	1,366 a	1,385 a	1,482 a	1,497 a	1,316 a	1,338 a
Zone 15-North York (Southwest)	759 a	805 b	962 a	978 a	1,151 a	1,154 a	1,440 b	1,445 b	1,092 a	1,108 a
Zone 16-North York (N.Central)	844 b	874 b	1,050 a	1,127 a	1,239 a	1,317 a	1,427 a	1,484 a	1,186 a	1,267 a
Zone 17-North York (Northwest)	769 a	782 a	885 a	912 a	1,061 a	1,082 a	1,265 a	1,287 a	1,017 a	1,040 a
North York (Zones 13-17)	851	818	999	1,031	1,192	1,221	1,400	1,423	1,140	1,173
Rest of Toronto (Zones 5-17)	819	819	978	1,012	1,164	1,199	1,369	1,402	1,102	1,136
Toronto (Zones 1-17)	899	942	1,071	1,110	1,264	1,301	1,484	1,540	1,166	1,206
Zone 18-Mississauga (South)	810 a	832 a	1,004 a	1,028 a	1,160 a	1,208 a	1,264 a	1,283 a	1,096 a	1,132 a
Zone 19-Mississauga (Northwest)	888 b	890 a	1,117 a	1,155 a	1,306 a	1,328 a	1,344 a	1,447 a	1,234 a	1,280 a
Zone 20-Mississauga (Northeast)	838 a	809 a	1,091 a	1,093 a	1,238 a	1,258 a	1,403 a	1,393 a	1,198 a	1,208 a
Mississauga City (Zones 18-20)	827	827	1,051	1,066	1,211	1,245	1,342	1,362	1,156	1,182
Zone 21-Brampton (West)	745 a	747 a	961 a	1,003 a	1,128 a	1,158 a	1,235 a	1,297 a	1,068 a	1,095 a
Zone 22-Brampton (East)	1,005 d	811 a	1,162 a	1,132 a	1,279 a	1,279 a	1,356 a	1,375 a	1,257 a	1,242 a
Brampton City (Zones 21-22)	794	769	1,032	1,049	1,195	1,211	1,312	1,350	1,150	1,158
Zone 23-Oakville	912 a	930 a	1,131 a	1,157 a	1,317 a	1,357 a	1,523 a	1,639 b	1,264 a	1,303 a
Zone 24-Caledon	**	**	977 b	**	1,017 a	**	**	**	1,003 a	**
Zone 25-R. Hill, Vaughan, King	877 a	900 a	1,081 a	1,148 a	1,297 a	1,343 a	1,521 a	1,538 a	1,207 a	1,262 a
Zone 26-Aurora, Newmkt, Whit-St.	707 b	701 a	996 a	1,043 a	1,097 a	1,174 a	1,140 a	1,333 a	1,050 a	1,107 a
Zone 27-Markham	**	**	1,031 a	1,092 a	1,191 a	1,257 a	1,410 a	1,401 a	1,125 a	1,197 a
York Region (Zones 25-27)	815	833	1,036	1,091	1,194	1,262	1,357	1,441	1,127	1,189

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	791 a	806 a	921 a	943 a	1,103 a	1,106 a	1,278 a	1,299 a	1,141 a	1,152 a
Zone 29-Milton, Halton Hills	711 a	723 a	963 a	996 a	1,121 a	1,151 a	1,420 a	1,433 b	1,062 a	1,095 a
Zone 30-Orangeville	865 a	**	934 a	923 a	1,087 a	1,093 a	**	**	1,014 a	1,009 a
Zone 31-Bradford, W. Gwillimbury	794 a	799 b	880 a	880 a	1,020 a	1,040 a	1,325 a	1,381 a	979 a	995 a
Remaining CMA (Zones 18-31)	827 a	824 a	1,042 a	1,063 a	1,205 a	1,237 a	1,341 a	1,375 a	1,153 a	1,179 a
Durham Region	726 a	793 a	885 a	904 a	1,021 a	1,042 a	1,203 a	1,223 a	1,000 a	1,021 a
York Region	815 a	833 a	1,036 a	1,091 a	1,194 a	1,262 a	1,357 a	1,441 a	1,127 a	1,189 a
Peel Region	819 a	812 a	1,046 a	1,062 a	1,206 a	1,235 a	1,335 a	1,359 a	1,154 a	1,175 a
Halton Region	891 a	876 a	1,079 a	1,120 a	1,230 a	1,283 a	1,432 a	1,540 a	1,189 a	1,245 a
Toronto GTA	**894 a**	**934 a**	**1,063 a**	**1,100 a**	**1,238 a**	**1,276 a**	**1,446 a**	**1,497 a**	**1,158 a**	**1,196 a**
Toronto CMA	**896 a**	**937 a**	**1,067 a**	**1,103 a**	**1,251 a**	**1,288 a**	**1,458 a**	**1,510 a**	**1,163 a**	**1,202 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	698 a	773 a	932 a	925 a	1,077 a	1,099 a	1,270 a	1,252 a	1,049 a	1,057 a
Zone 2 - Oshawa (S/Central)	674 a	694 a	808 a	846 a	945 a	973 a	1,071 a	1,129 a	909 a	948 a
Oshawa City (Zones 1-2)	**680 a**	**723 a**	**858 a**	**880 a**	**1,000 a**	**1,025 a**	**1,158 a**	**1,177 a**	**966 a**	**993 a**
Zone 3 - Whitby	799 b	861 a	951 a	963 a	1,040 a	1,066 a	1,127 a	1,152 a	1,009 a	1,020 a
Zone 4 - Clarington	829 a	**	908 a	908 a	1,050 a	1,071 a	1,257 a	1,316 a	1,010 a	1,020 a
Oshawa CMA	**724 a**	**794 a**	**885 a**	**905 a**	**1,010 a**	**1,035 a**	**1,153 a**	**1,174 a**	**978 a**	**1,001 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	6,622	6,617	15,164	15,130	6,752	6,824	968	891	29,506	29,462
Zone 2-Toronto (East)	1,163	1,159	3,546	3,542	1,781	1,779	192	188	6,682	6,668
Zone 3-Toronto (North)	4,974	4,942	15,303	15,362	8,383	8,388	1,053	1,052	29,713	29,744
Zone 4-Toronto (West)	4,497	4,485	11,579	11,601	5,662	5,491	692	692	22,430	22,269
Toronto-Former City (Zones 1-4)	17,256	17,203	45,592	45,635	22,578	22,482	2,905	2,823	88,331	88,143
Zone 5-Etobicoke (South)	867	868	4,526	4,533	4,506	4,512	376	378	10,275	10,291
Zone 6-Etobicoke (Central)	315	321	4,960	4,964	8,212	8,221	2,488	2,482	15,975	15,988
Zone 7-Etobicoke (North)	30	30	927	921	2,916	2,923	1,369	1,369	5,242	5,243
Etobicoke (Zones 5-7)	1,212	1,219	10,413	10,418	15,634	15,656	4,233	4,229	31,492	31,522
Zone 8-York	1,420	1,409	8,381	8,578	6,253	6,438	845	861	16,899	17,286
Zone 9-East York	976	938	9,986	10,009	6,584	6,626	1,004	1,006	18,550	18,579
Zone 10-Scarborough (Central)	592	589	6,997	7,001	8,292	8,281	1,585	1,600	17,466	17,471
Zone 11-Scarborough (North)	129	129	2,201	2,192	3,741	3,942	713	714	6,784	6,977
Zone 12-Scarborough (East)	89	94	2,923	2,899	5,455	5,482	1,485	1,468	9,952	9,943
Scarborough (Zones 10-12)	810	812	12,121	12,092	17,488	17,705	3,783	3,782	34,202	34,391
Zone 13-North York (Southeast)	243	243	6,154	6,156	8,643	8,629	1,884	1,883	16,924	16,911
Zone 14-North York (Northeast)	201	204	3,614	3,636	5,620	5,640	2,159	2,157	11,594	11,637
Zone 15-North York (Southwest)	289	295	3,731	3,726	4,408	4,406	824	818	9,252	9,245
Zone 16-North York (N.Central)	194	196	4,593	4,584	5,914	5,907	1,779	1,779	12,480	12,466
Zone 17-North York (Northwest)	590	575	5,735	5,755	8,324	8,321	2,452	2,456	17,101	17,107
North York (Zones 13-17)	1,517	1,513	23,827	23,857	32,909	32,903	9,098	9,093	67,351	67,366
Rest of Toronto (Zones 5-17)	5,935	5,891	64,728	64,954	78,868	79,328	18,963	18,971	168,494	169,144
Toronto (Zones 1-17)	23,191	23,094	110,320	110,589	101,446	101,810	21,868	21,794	256,825	257,287
Zone 18-Mississauga (South)	319	319	4,996	5,005	5,922	5,920	1,010	1,008	12,247	12,252
Zone 19-Mississauga (Northwest)	54	54	1,067	1,067	1,688	1,692	434	428	3,243	3,241
Zone 20-Mississauga (Northeast)	274	274	3,786	3,820	5,910	5,926	1,182	1,186	11,152	11,206
Mississauga City (Zones 18-20)	647	647	9,849	9,892	13,520	13,538	2,626	2,622	26,642	26,699
Zone 21-Brampton (West)	143	138	2,247	2,252	2,901	2,909	351	341	5,642	5,640
Zone 22-Brampton (East)	76	59	1,279	1,296	2,454	2,457	661	654	4,470	4,466
Brampton City (Zones 21-22)	219	197	3,526	3,548	5,355	5,366	1,012	995	10,112	10,106
Zone 23-Oakville	162	157	1,423	1,427	2,467	2,466	391	391	4,443	4,441
Zone 24-Caledon	11	11	32	32	32	32	5	5	80	80
Zone 25-R. Hill, Vaughan, King	75	75	654	654	950	950	107	107	1,786	1,786
Zone 26-Aurora, Newmkt, Whit-St.	58	57	702	767	946	881	102	102	1,808	1,807
Zone 27-Markham	12	12	617	615	880	884	89	90	1,598	1,601
York Region (Zones 25-27)	145	144	1,973	2,036	2,776	2,715	298	299	5,192	5,194

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	10	10	189	189	1,064	1,064	625	626	1,888	1,889
Zone 29-Milton, Halton Hills	32	31	551	551	820	820	64	64	1,467	1,466
Zone 30-Orangeville	47	45	331	315	356	340	37	37	771	737
Zone 31-Bradford, W. Gwillimbury	21	20	311	307	404	402	56	56	792	785
Remaining CMA (Zones 18-31)	1,294	1,262	18,185	18,297	26,794	26,743	5,114	5,095	51,387	51,397
Durham Region	371	367	3,680	3,688	7,757	7,816	1,592	1,616	13,400	13,487
York Region	145	144	1,973	2,036	2,776	2,715	298	299	5,192	5,194
Peel Region	877	855	13,407	13,472	18,907	18,936	3,643	3,622	36,834	36,885
Halton Region	296	294	4,718	4,805	8,202	8,234	1,139	1,149	14,355	14,482
Toronto GTA	**24,880**	**24,754**	**134,098**	**134,590**	**139,088**	**139,511**	**28,540**	**28,480**	**326,606**	**327,335**
Toronto CMA	**24,485**	**24,356**	**128,505**	**128,886**	**128,240**	**128,553**	**26,982**	**26,889**	**308,212**	**308,684**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	57	55	959	961	2,038	2,101	263	289	3,317	3,406
Zone 2 - Oshawa (S./Central)	144	145	1,404	1,410	2,941	2,934	364	364	4,853	4,853
Oshawa City (Zones 1-2)	201	200	2,363	2,371	4,979	5,035	627	653	8,170	8,259
Zone 3 - Whitby	147	145	854	853	1,209	1,213	259	257	2,469	2,468
Zone 4 - Clarington	10	9	208	209	386	386	26	25	630	629
Oshawa CMA	**358**	**354**	**3,425**	**3,433**	**6,574**	**6,634**	**912**	**935**	**11,269**	**11,356**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	3.8 b	2.6 a ↓	3.5 b	3.0 a	3.3 c	4.3 c	**	**	3.5 b	3.1 b -
Zone 2-Toronto (East)	3.3 c	5.3 b -	3.9 c	2.5 a ↓	2.5 c	**	3.4 d	0.0 d ↓	3.3 c	2.8 a ↓
Zone 3-Toronto (North)	3.9 b	4.3 b -	3.2 b	3.9 a ↑	2.7 a	3.5 b ↑	1.0 a	3.2 d ↑	3.1 a	3.8 a ↑
Zone 4-Toronto (West)	2.8 b	2.6 a -	2.7 b	3.6 b ↑	2.4 b	3.2 c ↑	1.4 d	**	2.6 a	3.2 b ↑
Toronto-Former City (Zones 1-4)	3.5 c	3.3 a -	3.2 c	3.4 b ↑	2.8 c	3.5 c ↑	1.4 d	2.0 d -	3.1 c	3.4 b ↑
Zone 5-Etobicoke (South)	3.4 d	**	5.0 c	5.0 c	3.1 c	3.4 c	**	**	4.2 b	4.7 b
Zone 6-Etobicoke (Central)	6.5 c	**	4.0 c	2.6 a ↓	3.1 b	2.8 a ↓	2.7 b	2.5 b	3.4 b	2.7 a ↓
Zone 7-Etobicoke (North)	**	**	1.8 b	1.3 a	1.5 a	1.2 a	1.0 a	1.1 a	1.4 a	1.3 a
Etobicoke (Zones 5-7)	4.3 c	**	4.2 c	3.6 b ↓	2.8 c	2.7 c	2.9 b	2.5 b	3.3 c	3.1 b ↓
Zone 8-York	2.5 b	3.4 c ↑	3.2 b	3.0 a ↓	2.0 b	2.7 b ↑	**	2.6 c	2.7 a	2.9 a -
Zone 9-East York	2.4 b	3.6 b ↑	2.9 a	3.0 a -	2.4 a	3.0 b ↑	3.7 b	4.3 b -	2.7 a	3.1 a ↑
Zone 10-Scarborough (Central)	2.1 b	1.8 c -	3.0 b	2.8 a ↓	2.3 a	2.1 a -	2.0 a	1.8 c -	2.5 a	2.3 a -
Zone 11-Scarborough (North)	5.4 a	3.9 b ↓	3.8 b	4.7 b ↑	3.5 b	4.5 b ↑	5.1 b	4.5 b -	3.8 a	4.6 b ↑
Zone 12-Scarborough (East)	**	**	3.1 b	2.7 a ↓	2.3 a	1.9 a -	2.1 a	1.6 b ↓	2.5 a	2.1 a ↓
Scarborough (Zones 10-12)	2.9 c	2.3 b -	3.2 c	3.1 b ↓	2.5 c	2.6 c	2.6 c	2.1 c	2.8 c	2.7 b ↓
Zone 13-North York (Southeast)	1.3 d	4.3 c ↑	3.0 b	4.5 a ↑	2.5 a	2.8 a	2.8 b	3.5 c ↑	2.7 a	3.5 a ↑
Zone 14-North York (Northeast)	5.8 b	0.0 d ↓	3.2 b	5.0 b ↑	3.0 b	3.8 b ↑	2.3 c	2.7 b -	3.0 b	3.9 b ↑
Zone 15-North York (Southwest)	2.9 c	4.7 d -	2.5 a	2.3 b -	2.0 b	1.7 b -	0.3 a	2.3 c ↑	2.1 a	2.0 b -
Zone 16-North York (N.Central)	**	5.6 d	2.4 a	2.4 a -	2.9 a	2.2 a ↓	2.5 b	2.6 a -	2.7 a	2.4 a ↓
Zone 17-North York (Northwest)	**	**	2.8 a	2.7 a -	2.6 a	2.1 a ↓	1.9 b	1.9 b -	2.6 a	2.3 a ↓
North York (Zones 13-17)	3.5 c	3.9 c -	2.8 c	3.4 b ↑	2.6 c	2.6 c	2.1 c	2.6 c	2.6 c	2.9 b ↑
Rest of Toronto (Zones 5-17)	3.2 c	4.2 c -	3.2 c	3.2 b -	2.6 c	2.6 c	2.5 c	2.6 c	2.8 c	2.9 b ↑
Toronto (Zones 1-17)	3.4 c	3.5 c -	3.2 c	3.3 b -	2.6 c	2.8 c	2.4 c	2.5 c	2.9 c	3.1 b ↑
Zone 18-Mississauga (South)	3.3 d	5.7 d -	3.1 b	3.0 b -	3.1 b	3.0 a ↓	4.9 c	1.3 a ↓	3.3 b	2.9 a ↓
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d -	3.1 b	4.1 a ↑	3.1 b	4.5 a ↑	3.4 c	3.0 a -	3.1 b	4.1 a ↑
Zone 20-Mississauga (Northeast)	**	3.4 d	3.3 a	2.8 a -	3.7 b	4.0 b -	3.3 c	2.1 a ↓	3.5 a	3.4 a -
Mississauga City (Zones 18-20)	3.2 d	4.1 d -	3.2 c	3.1 b -	3.3 c	3.6 c ↑	3.9 b	2.0 a ↓	3.3 c	3.3 b -
Zone 21-Brampton (West)	**	**	2.8 a	3.4 a -	3.3 d	3.6 a -	2.6 c	0.4 b ↓	3.2 a	3.4 a -
Zone 22-Brampton (East)	**	3.3 a	3.3 c	2.1 a ↓	4.9 b	2.1 a ↓	5.6 d	1.8 a ↓	4.6 b	2.1 a ↓
Brampton City (Zones 21-22)	**	4.8 d	3.0 b	2.9 a ↓	4.0 b	2.9 a ↓	4.6 c	1.3 a ↓	3.8 b	2.8 a ↓
Zone 23-Oakville	**	3.5 d	3.0 b	2.0 b ↓	3.1 b	3.3 b -	2.5 b	0.7 a ↓	3.1 b	2.7 a ↓
Zone 24-Caledon	**	**	3.8 a	**	2.5 a	**	**	**	2.5 a	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.1 a -	2.5 b	3.0 d -	2.2 b	2.2 b -	2.5 a	**	2.3 a	2.9 b ↑
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.9 c	2.2 c -	2.6 c	1.7 c -	0.0 d	5.6 d -	2.6 b	2.3 b -
Zone 27-Markham	**	**	3.5 d	2.5 a -	2.9 c	4.6 b ↑	0.0 d	2.5 c -	3.0 d	3.6 b ↑
York Region (Zones 25-27)	2.3 c	3.6 d -	3.0 c	2.6 b -	2.5 c	2.8 c -	1.0 b	6.1 c ↑	2.6 c	2.9 b -

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	9.0 a	0.0 a ↓	2.1 c	0.7 b ↓	2.5 a	2.7 a ↑	3.4 a	3.0 a ↓	2.8 a	2.6 a -
Zone 29-Milton, Halton Hills	**	0.0 a	5.0 b	3.6 c ↓	4.2 b	2.2 b ↓	4.6 c	10.6 c ↑	4.6 b	3.1 b ↓
Zone 30-Orangeville	**	**	2.5 b	0.7 b ↓	4.2 d	0.7 a ↓	**	**	3.2 c	0.6 a ↓
Zone 31-Bradford, W. Gwillimbury	0.0 d	**	2.6 c	1.6 c -	4.0 c	2.8 c -	4.2 b	0.0 d ↓	3.4 b	2.2 c ↓
Remaining CMA (Zones 18-31)	4.2 d	3.8 d -	3.1 d	2.8 d -	3.4 d	3.2 d -	3.7 d	2.2 d -	3.4 d	3.0 d -
Durham Region	4.0 d	1.3 d ↓	2.5 d	2.0 d -	2.9 d	2.7 d -	3.4 d	2.5 d -	2.9 d	2.5 d -
York Region	2.3 d	3.6 d -	3.0 d	2.6 d -	2.5 d	2.8 d -	1.0 d	6.1 d ↑	2.6 d	2.9 d -
Peel Region	4.0 d	4.2 d -	3.1 d	3.0 d -	3.6 d	3.4 d -	4.1 b	1.8 d ↓	3.5 d	3.1 d -
Halton Region	5.5 d	3.2 d -	3.5 d	2.8 d -	3.1 d	3.2 d -	1.4 d	1.8 d -	3.1 d	3.0 d -
Toronto GTA	**3.5** d	**3.5** d -	**3.2** d	**3.2** d -	**2.8** d	**2.9** d -	**2.6** d	**2.4** d -	**3.0** d	**3.0** d -
Toronto CMA	**3.5** d	**3.5** d -	**3.2** d	**3.2** d -	**2.8** d	**2.9** d -	**2.6** d	**2.4** d -	**3.0** d	**3.1** d -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	0.0 b	0.0 c -	1.5 a	0.3 b ↓	2.0 b	2.4 c -	0.8 b	**	1.7 a	1.7 b -
Zone 2 - Oshawa (S./Central)	**	0.0 c	3.0 c	3.2 c -	3.3 b	2.7 a -	5.2 d	2.6 b ↓	3.4 b	2.8 a ↓
Oshawa City (Zones 1-2)	5.3 d	0.0 c ↓	2.4 c	2.0 c -	2.7 c	2.6 c -	3.3 c	2.3 c -	2.7 c	2.3 c -
Zone 3 - Whitby	0.0 c	2.6 c -	3.4 c	2.4 b ↓	4.3 b	4.2 b -	4.6 c	2.4 b ↓	3.8 b	3.2 b ↓
Zone 4 - Clarington	**	**	0.5 a	0.0 d ↓	2.0 a	0.3 b ↓	3.6 c	**	1.7 a	0.2 b ↓
Oshawa CMA	**3.8** d	**1.3** c ↓	**2.5** c	**1.9** c -	**3.0** b	**2.7** c -	**3.7** b	**2.3** c ↓	**2.9** b	**2.4** c ↓

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1-Toronto (Central)	2.8 c	2.6 c	2.8 c	3.0 c	3.5 d	2.1 c	++	++	2.9 c	2.4 c
Zone 2-Toronto (East)	2.9 a	3.4 b	2.5 b	2.4 c	3.0 c	3.7 c	++	++	2.5 b	3.0 c
Zone 3-Toronto (North)	3.0 a	2.9 a	3.6 b	2.8 a	2.5 b	3.9 d	++	++	2.9 a	3.0 b
Zone 4-Toronto (West)	2.6 b	3.9 c	3.2 c	2.5 a	3.1 d	2.9 c	++	++	3.1 c	2.7 c
Toronto-Former City (Zones 1-4)	2.8 a	3.1 b	3.2 b	2.8 a	3.0 b	3.1 b	++	++	2.9 a	2.7 a
Zone 5-Etobicoke (South)	2.4 c	2.7 c	2.3 c	3.6 c	3.6 c	2.6 c	++	2.9 c	2.7 b	3.5 c
Zone 6-Etobicoke (Central)	**	**	3.2 d	2.8 c	3.1 d	3.0 b	2.8 c	2.7 b	3.0 c	3.1 c
Zone 7-Etobicoke (North)	++	++	3.1 d	4.0 d	**	4.0 d	5.2 d	++	2.7 c	2.8 c
Etobicoke (Zones 5-7)	2.6 c	3.1 c	2.9 b	3.2 c	3.0 c	3.1 b	2.8 b	2.4 b	2.9 b	3.2 b
Zone 8-York	3.3 d	**	4.9 d	3.1 d	**	3.1 d	++	++	4.3 d	3.1 d
Zone 9-East York	++	3.7 d	2.4 b	2.6 b	2.5 c	3.3 c	**	3.1 c	2.2 b	2.8 b
Zone 10-Scarborough (Central)	1.3 a	2.1 c	2.0 b	2.9 a	1.5 c	3.1 c	2.5 c	1.8 c	2.0 b	3.0 a
Zone 11-Scarborough (North)	0.6 a	6.4 c	0.8 d	3.7 c	0.6 b	3.5 c	**	2.2 c	++	3.7 c
Zone 12-Scarborough (East)	**	3.1 d	2.1 c	5.5 c	2.3 c	5.1 c	3.4 c	5.3 b	2.5 b	5.3 c
Scarborough (Zones 10-12)	1.4 a	3.2 c	1.8 b	3.8 c	1.6 b	3.8 c	2.6 b	3.1 c	1.8 b	3.8 b
Zone 13-North York (Southeast)	++	6.5 c	1.6 c	5.4 c	2.6 c	4.8 c	1.6 c	4.0 d	2.3 b	4.9 c
Zone 14-North York (Northeast)	++	**	2.1 c	2.6 b	2.3 c	3.4 c	++	2.6 b	2.0 c	2.9 b
Zone 15-North York (Southwest)	3.7 d	4.0 d	2.6 c	4.6 c	2.9 c	3.6 d	++	++	2.9 c	3.7 c
Zone 16-North York (N.Central)	++	**	2.0 c	6.1 c	1.2 d	5.9 b	1.8 c	4.3 c	1.6 c	5.9 c
Zone 17-North York (Northwest)	2.3 c	3.6 d	2.0 c	3.6 c	3.4 b	2.7 b	2.8 c	2.7 c	2.9 a	2.9 b
North York (Zones 13-17)	1.6 c	5.4 c	2.0 b	4.5 b	2.5 a	4.1 b	1.9 b	3.1 b	2.4 a	4.1 b
Rest of Toronto (Zones 5-17)	1.7 c	3.7 b	2.4 a	3.8 c	2.5 a	3.6 a	2.4 a	2.9 a	2.5 a	3.6 a
Toronto (Zones 1-17)	2.3 a	3.4 a	2.7 a	3.4 a	2.7 a	3.5 a	2.3 b	2.7 a	2.7 a	3.3 a
Zone 18-Mississauga (South)	**	**	2.8 b	3.7 c	2.5 b	4.2 c	++	2.1 c	2.2 b	3.5 c
Zone 19-Mississauga (Northwest)	4.3 d	++	1.9 b	1.8 b	2.8 c	2.0 c	++	**	1.6 c	2.8 a
Zone 20-Mississauga (Northeast)	**	5.0 d	3.3 d	2.7 a	1.5 a	3.4 c	0.9 d	3.0 c	1.7 b	3.5 c
Mississauga City (Zones 18-20)	2.8 c	3.7 c	2.9 b	3.0 b	2.1 b	3.6 b	++	3.0 c	1.9 a	3.4 b
Zone 21-Brampton (West)	**	2.0 c	2.6 b	1.9 b	3.4 c	2.4 a	1.8 c	2.0 b	2.9 b	2.1 a
Zone 22-Brampton (East)	1.0 a	**	3.2 d	1.2 a	3.3 d	1.4 a	2.1 b	1.6 b	3.0 d	1.4 a
Brampton City (Zones 21-22)	**	2.0 c	2.9 b	1.6 a	3.3 c	2.0 a	2.0 b	1.8 a	3.0 b	1.8 a
Zone 23-Oakville	2.9 b	2.0 c	2.8 b	3.3 b	2.6 b	3.4 b	3.2 d	4.1 d	2.6 b	3.6 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.8 c	1.4 d	4.6 b	2.6 c	4.6 b	2.3 c	**	2.7 c	4.4 b	2.4 c
Zone 26-Aurora, Newmkt, Whit-St.	++	++	2.3 b	1.8 c	3.2 b	2.5 c	**	++	2.5 b	2.7 c
Zone 27-Markham	**	**	++	4.8 d	++	5.7 d	++	5.3 d	++	4.8 c
York Region (Zones 25-27)	++	3.8 d	2.7 b	3.0 c	2.7 b	3.4 c	**	3.2 d	2.5 a	3.2 c

(continued)

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 28-Pickering/Ajax/Uxbridge	**	2.1 a	++	2.5 a	5.1 b	++	0.6 a	1.6 a	3.0 a	0.9 a
Zone 29-Milton, Halton Hills	++	++	2.6 b	3.3 a	2.9 a	3.3 b	3.0 c	**	2.8 a	3.1 b
Zone 30-Orangeville	12.4 c	**	5.7 c	1.4 d	5.2 c	1.5 d	**	**	5.8 b	1.3 d
Zone 31-Bradford, W. Gwillimbury	++	++	2.9 b	++	2.0 c	++	2.1 b	2.7 c	2.2 b	++
Remaining CMA (Zones 18-31)	2.4 b	2.9 b	2.9 b	2.7 b	2.6 b	3.0 b	1.2 c	2.8 b	2.4 b	2.9 b
Durham Region	2.9 c	4.0 d	3.0 b	2.1 c	3.0 b	1.7 c	2.0 b	2.7 b	2.8 a	1.9 b
York Region	++	3.8 d	2.7 b	3.0 b	2.7 b	3.4 c	**	3.2 c	2.5 a	3.2 c
Peel Region	2.6 c	3.2 d	2.9 b	2.6 b	2.4 a	3.1 b	0.8 d	2.7 b	2.2 b	3.0 c
Halton Region	2.8 b	2.1 c	3.9 b	3.5 b	3.9 b	3.3 b	3.3 c	3.6 b	3.7 b	3.5 b
Toronto GTA	2.3 a	3.4 b	2.8 a	3.3 a	2.7 a	3.3 a	2.1 a	2.7 a	2.7 a	3.2 a
Toronto CMA	2.3 a	3.4 b	2.7 a	3.3 a	2.6 a	3.4 a	2.1 a	2.7 a	2.6 a	3.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Oshawa (North)	++	++	2.3 c	**	3.1 d	**	2.7 c	++	2.8 c	**
Zone 2 - Oshawa (S./Central)	**	**	3.7 d	2.6 c	2.0 c	1.9 d	2.9 c	4.3 d	2.4 b	2.2 c
Oshawa City (Zones 1-2)	**	**	3.1 c	2.2 c	2.5 c	1.8 c	2.8 c	3.0 d	2.5 b	2.0 c
Zone 3 - Whitby	3.8 d	**	1.7 c	**	2.1 b	2.4 c	0.9 a	3.4 b	2.2 b	2.1 c
Zone 4 - Clarington	**	**	9.3 a	3.3 c	10.3 c	**	**	-3.2 c	8.3 b	2.3 c
Oshawa CMA	2.9 c	**	3.1 c	2.1 c	2.8 b	1.9 c	2.5 b	2.9 c	2.8 b	2.0 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto-Former City (Zones 1-4)										
Pre 1960	2.0 b	1.9 b	2.3 b	2.1 b	1.8 c	2.1 c	0.3 b	1.1 c	2.1 a	2.0 a
1960 - 1974	1.3 a	1.6 a	1.2 a	1.4 a	1.3 a	1.7 a	1.0 a	1.6 b	1.2 a	1.6 a
1975 - 1989	0.1 b	0.8 d	0.9 a	2.0 c	1.4 d	4.3 d	0.0 d	**	0.7 a	2.3 c
1990 - 2004	**	0.0 d	0.4 b	0.2 b	**	0.2 b	**	**	0.3 b	0.2 b
2005+	**	0.9 a	2.8 b	1.9 b	**	1.4 d	**	**	2.4 c	1.4 a
Total	1.3 a	1.6 a	1.6 a	1.7 a	1.4 a	2.0 a	0.6 a	1.2 a	1.5 a	1.7 a
Rest of Toronto (Zones 5-17)										
Pre 1960	1.9 b	3.4 d	2.1 a	2.2 a	1.8 a	1.9 b	1.1 a	**	1.9 a	2.2 a
1960 - 1974	1.9 b	1.5 b	1.7 a	1.7 a	1.3 a	1.2 a	1.3 a	1.4 a	1.5 a	1.4 a
1975 - 1989	1.7 c	**	1.0 a	1.0 a	1.3 a	1.2 a	1.1 a	1.1 a	1.2 a	1.1 a
1990 - 2004	**	**	0.0 d	**	0.7 a	2.5 c	**	**	0.5 a	2.5 c
2005+	2.7 a	**	8.3 a	**	1.2 a	**	1.8 c	**	4.6 a	2.8 c
Total	1.9 a	2.6 c	1.9 a	1.8 a	1.4 a	1.4 a	1.3 a	1.4 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
Pre 1960	2.0 a	2.4 b	2.2 a	2.2 a	1.8 a	2.0 a	0.8 a	**	2.0 a	2.1 a
1960 - 1974	1.4 a	1.6 a	1.5 a	1.6 a	1.3 a	1.3 a	1.3 a	1.4 a	1.4 a	1.4 a
1975 - 1989	0.3 b	0.9 d	1.0 a	1.4 a	1.3 a	1.7 b	1.0 a	1.2 a	1.0 a	1.5 a
1990 - 2004	0.6 b	0.0 d	0.3 b	1.1 d	0.3 b	1.3 a	**	**	0.4 a	1.1 a
2005+	2.0 c	**	5.5 c	2.0 b	1.5 a	2.2 c	**	**	3.6 c	2.0 b
Total	1.5 a	1.9 a	1.8 a	1.7 a	1.4 a	1.5 a	1.2 a	1.4 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
Pre 1960	**	**	4.0 d	3.4 c	4.2 c	2.1 c	0.0 d	**	4.3 c	3.0 c
1960 - 1974	2.4 c	2.1 c	1.6 a	1.2 a	1.5 a	1.4 a	2.0 b	1.0 a	1.6 a	1.3 a
1975 - 1989	2.6 c	1.7 c	1.0 a	1.3 a	1.7 a	1.5 a	2.1 a	1.0 a	1.6 a	1.4 a
1990 - 2004	-	-	1.4 d	1.2 a	2.2 c	**	**	**	1.8 c	0.6 a
2005+	**	**	**	**	0.0 d	0.6 b	**	**	0.0 d	0.3 b
Total	3.4 c	2.7 b	1.5 a	1.3 a	1.7 a	1.5 a	2.0 a	1.1 a	1.7 a	1.4 a
Durham Region										
Pre 1960	**	**	2.1 c	3.9 d	1.6 c	2.4 c	0.0 d	**	1.9 c	3.2 c
1960 - 1974	1.4 a	0.0 c	1.3 a	0.7 a	1.9 a	2.0 b	3.0 a	1.9 b	1.9 a	1.6 a
1975 - 1989	**	0.8 a	1.2 a	1.6 b	1.7 a	1.4 a	0.3 a	0.2 a	1.4 a	1.2 a
1990 - 2004	-	-	**	**	**	**	**	**	1.2 c	**
2005+	-	-	**	**	**	0.0 d	**	**	**	0.0 d
Total	3.3 d	0.9 d	1.4 a	1.6 b	1.8 a	1.9 a	1.4 a	1.1 a	1.7 a	1.6 a

(continued)

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
York Region										
Pre 1960	**	0.0 d	**	0.0 d	0.0 d	**	0.0 d	**	**	0.6 d
1960 - 1974	1.0 d	2.7 c	1.6 c	1.3 a	1.2 a	2.0 a	0.0 d	2.5 c	1.4 a	1.8 a
1975 - 1989	**	**	1.0 b	0.5 a	2.3 c	1.5 c	1.0 a	6.0 d	1.7 b	1.5 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	-	**	**	**	**	**	**
Total	2.3 c	**	1.6 b	1.0 a	1.5 b	1.8 a	0.5 b	4.0 d	1.5 b	1.6 a
Peel Region										
Pre 1960	**	**	5.1 d	5.4 d	4.7 d	**	**	**	5.5 d	5.0 d
1960 - 1974	2.0 c	2.5 c	1.6 a	1.2 a	1.5 a	1.4 a	2.4 b	0.9 a	1.6 a	1.3 a
1975 - 1989	4.2 c	**	1.0 a	1.5 a	1.7 a	1.7 a	3.1 b	0.8 a	1.7 a	1.5 a
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	**	**	0.6 b	**	**	**	0.3 b
Total	3.4 d	3.3 d	1.5 a	1.5 a	1.7 a	1.5 a	2.6 a	0.9 a	1.7 a	1.5 a
Halton Region										
Pre 1960	**	**	2.9 c	3.4 d	4.1 d	1.7 c	**	**	3.8 c	2.4 c
1960 - 1974	3.1 c	0.7 b	1.1 a	1.0 a	1.3 a	1.5 a	0.2 b	0.6 a	1.2 a	1.3 a
1975 - 1989	**	**	4.6 c	0.4 b	0.9 a	0.9 a	1.2 a	**	2.2 c	0.9 a
1990 - 2004	-	-	**	2.2 a	**	**	**	**	**	0.8 a
2005+	-	-	**	3.0 a	**	0.3 a	**	0.0 a	**	1.0 a
Total	3.3 d	2.1 c	2.0 b	1.3 a	1.4 a	1.3 a	0.5 b	0.8 a	1.6 a	1.3 a
Toronto GTA										
Pre 1960	2.1 c	2.5 b	2.3 a	2.2 a	1.9 a	2.0 a	0.8 a	**	2.1 a	2.1 a
1960 - 1974	1.5 a	1.6 a	1.5 a	1.5 a	1.4 a	1.4 a	1.4 a	1.4 a	1.4 a	1.4 a
1975 - 1989	0.6 a	0.9 a	1.2 a	1.4 a	1.5 a	1.6 a	1.4 a	1.1 a	1.3 a	1.4 a
1990 - 2004	0.6 b	0.0 d	0.5 b	1.2 a	0.6 a	1.3 a	**	**	0.6 a	1.2 a
2005+	1.9 c	**	5.2 c	2.0 b	1.3 a	1.4 a	1.5 a	0.7 b	3.4 c	1.6 b
Total	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a
Toronto CMA										
Pre 1960	2.1 c	2.5 b	2.3 a	2.2 a	1.9 a	2.0 a	0.8 a	**	2.1 a	2.1 a
1960 - 1974	1.5 a	1.6 a	1.5 a	1.5 a	1.3 a	1.3 a	1.4 a	1.4 a	1.4 a	1.4 a
1975 - 1989	0.4 a	0.9 a	1.0 a	1.4 a	1.5 a	1.6 a	1.5 a	1.1 a	1.3 a	1.4 a
1990 - 2004	0.6 b	0.0 d	0.4 a	1.1 d	0.5 a	1.2 a	**	**	0.5 a	1.0 a
2005+	1.9 c	**	5.2 c	1.9 b	1.4 a	2.0 a	1.5 a	0.7 b	3.4 c	1.9 c
Total	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Oshawa CMA										
Pre 1960	**	**	2.9 c	3.8 c	1.9 c	3.1 c	**	**	2.3 c	3.4 c
1960 - 1974	0.7 c	0.0 c	1.2 c	0.7 c	1.9 c	2.1 b	3.2 b	1.9 b	1.8 c	1.7 b
1975 - 1989	**	0.8 a	1.2 c	1.5 c	1.8 c	1.4 c	0.9 c	0.3 c	1.7 c	1.3 c
1990 - 2004	-	-	**	**	**	2.6 c	**	**	1.2 c	**
2005+	-	-	**	**	**	0.0 c	**	**	**	0.0 c
Total	3.1 c	0.9 c	1.5 c	1.4 c	1.9 c	2.0 c	2.3 c	1.3 c	1.8 c	1.7 c

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto-Former City (Zones 1-4)										
Pre 1960	856 a	902 a	1,091 a	1,149 a	1,460 a	1,534 a	**	**	1,192 a	1,248 a
1960 - 1974	935 a	1,017 a	1,205 a	1,271 a	1,568 a	1,677 a	2,205 c	2,561 c	1,280 a	1,353 a
1975 - 1989	1,026 b	1,116 b	1,382 a	1,389 a	1,858 a	1,852 a	2,022 c	2,106 d	1,392 b	1,441 a
1990 - 2004	1,133 c	**	1,588 c	1,487 c	**	1,525 d	**	**	1,906 d	1,431 d
2005+	1,318 c	1,221 c	1,649 c	1,649 c	2,013 b	2,264 b	**	**	1,712 b	1,924 b
Total	928 a	983 a	1,201 a	1,248 a	1,596 a	1,651 a	2,316 c	2,435 c	1,286 a	1,339 a
Rest of Toronto (Zones 5-17)										
Pre 1960	754 a	777 a	907 a	950 a	1,062 a	1,101 a	1,223 a	1,255 b	971 a	1,010 a
1960 - 1974	827 a	857 a	989 a	1,026 a	1,170 a	1,208 a	1,388 a	1,422 a	1,123 a	1,159 a
1975 - 1989	1,007 c	854 a	1,039 a	1,033 a	1,217 a	1,242 a	1,346 a	1,361 a	1,180 a	1,197 a
1990 - 2004	**	**	1,028 b	1,325 a	1,452 b	1,650 b	**	**	1,386 b	1,556 b
2005+	1,203 a	**	1,404 a	1,448 b	1,649 a	1,629 c	1,712 a	1,792 b	1,511 a	1,552 b
Total	819 a	819 a	978 a	1,012 a	1,164 a	1,199 a	1,369 a	1,402 a	1,102 a	1,136 a
Toronto (Zones 1-17)										
Pre 1960	824 a	862 a	997 a	1,048 a	1,212 a	1,258 a	1,704 b	1,737 c	1,076 a	1,123 a
1960 - 1974	907 a	981 a	1,064 a	1,114 a	1,235 a	1,289 a	1,446 a	1,487 a	1,165 a	1,214 a
1975 - 1989	1,024 a	1,092 b	1,208 a	1,172 a	1,368 a	1,349 a	1,390 a	1,394 a	1,264 a	1,270 a
1990 - 2004	1,096 b	**	1,515 c	1,436 c	1,893 d	1,600 b	**	**	1,737 d	1,491 b
2005+	1,265 b	1,235 b	1,533 a	1,574 a	1,781 a	1,963 b	1,706 b	2,518 c	1,601 a	1,782 b
Total	899 a	942 a	1,071 a	1,110 a	1,264 a	1,301 a	1,484 a	1,540 a	1,166 a	1,206 a
Remaining CMA (Zones 18-31)										
Pre 1960	717 b	723 a	849 a	883 a	979 a	1,033 a	1,163 a	1,213 c	912 a	950 a
1960 - 1974	831 a	832 a	1,012 a	1,034 a	1,163 a	1,205 a	1,295 a	1,315 a	1,108 a	1,139 a
1975 - 1989	927 a	889 a	1,138 a	1,157 a	1,282 a	1,305 a	1,401 a	1,444 a	1,251 a	1,274 a
1990 - 2004	-	-	914 c	906 d	**	**	**	**	**	1,061 d
2005+	**	**	**	**	1,149 b	1,378 a	**	**	1,079 c	1,373 a
Total	827 a	824 a	1,042 a	1,063 a	1,205 a	1,237 a	1,341 a	1,375 a	1,153 a	1,179 a
Durham Region										
Pre 1960	652 b	688 a	751 a	779 a	935 a	938 a	1,086 b	1,100 c	850 a	863 a
1960 - 1974	731 a	764 a	895 a	905 a	1,017 a	1,040 a	1,179 a	1,186 a	997 a	1,017 a
1975 - 1989	774 c	849 a	949 a	962 a	1,054 a	1,070 a	1,228 a	1,255 a	1,058 a	1,068 a
1990 - 2004	-	-	873 b	887 b	1,012 a	1,042 b	**	**	975 a	1,003 b
2005+	-	-	**	**	1,353 a	1,154 a	**	**	1,241 b	1,123 a
Total	726 a	793 a	885 a	904 a	1,021 a	1,042 a	1,203 a	1,223 a	1,000 a	1,021 a

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
York Region										
Pre 1960	669 b	695 b	839 b	833 b	1,013 b	1,027 a	1,166 b	**	920 a	917 a
1960 - 1974	812 a	837 a	1,043 a	1,104 a	1,193 a	1,249 a	1,368 a	1,358 a	1,121 a	1,181 a
1975 - 1989	**	**	1,063 a	1,117 a	1,212 a	1,323 a	1,380 a	1,553 a	1,184 a	1,259 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	-	**	**	**	**	**	**
Total	815 a	833 a	1,036 a	1,091 a	1,194 a	1,262 a	1,357 a	1,441 a	1,127 a	1,189 a
Peel Region										
Pre 1960	678 b	724 b	846 a	894 b	979 a	1,067 b	**	**	889 a	955 a
1960 - 1974	815 a	811 a	994 a	1,013 a	1,139 a	1,184 a	1,270 a	1,283 a	1,088 a	1,117 a
1975 - 1989	934 a	894 a	1,152 a	1,168 a	1,294 a	1,309 a	1,433 a	1,467 a	1,259 a	1,277 a
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	**	1,149 c	1,412 a	**	**	1,077 c	1,399 a
Total	819 a	812 a	1,046 a	1,062 a	1,206 a	1,235 a	1,335 a	1,359 a	1,154 a	1,175 a
Halton Region										
Pre 1960	701 a	769 b	1,034 c	1,014 b	1,024 a	1,082 a	**	**	1,020 b	1,046 a
1960 - 1974	899 a	901 a	1,063 a	1,115 a	1,216 a	1,276 a	1,392 a	1,533 a	1,171 a	1,239 a
1975 - 1989	1,014 a	**	1,143 a	1,169 a	1,347 a	1,401 a	1,525 a	1,571 c	1,297 a	1,363 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	891 a	876 a	1,079 a	1,120 a	1,230 a	1,283 a	1,432 a	1,540 a	1,189 a	1,245 a
Toronto GTA										
Pre 1960	821 a	859 a	991 a	1,041 a	1,194 a	1,239 a	1,690 b	1,731 c	1,068 a	1,114 a
1960 - 1974	899 a	967 a	1,053 a	1,099 a	1,210 a	1,263 a	1,414 a	1,454 a	1,150 a	1,198 a
1975 - 1989	1,014 a	1,058 b	1,168 a	1,150 a	1,298 a	1,302 a	1,384 a	1,398 a	1,244 a	1,252 a
1990 - 2004	1,096 b	**	1,456 c	1,379 c	1,774 d	1,491 b	**	**	1,652 d	1,419 b
2005+	1,261 b	1,235 b	1,514 a	1,563 a	1,725 b	1,893 b	1,650 b	2,503 d	1,573 a	1,756 b
Total	894 a	934 a	1,063 a	1,100 a	1,238 a	1,276 a	1,446 a	1,497 a	1,158 a	1,196 a
Toronto CMA										
Pre 1960	822 a	860 a	993 a	1,043 a	1,201 a	1,247 a	1,692 b	1,732 c	1,071 a	1,117 a
1960 - 1974	901 a	970 a	1,056 a	1,103 a	1,222 a	1,273 a	1,424 a	1,462 a	1,155 a	1,202 a
1975 - 1989	1,019 a	1,077 b	1,181 a	1,166 a	1,319 a	1,325 a	1,395 a	1,415 a	1,258 a	1,272 a
1990 - 2004	1,096 b	**	1,492 c	1,405 c	1,857 d	1,563 b	**	**	1,710 d	1,463 b
2005+	1,261 b	1,235 b	1,519 a	1,572 a	1,734 b	1,939 b	1,652 b	2,513 d	1,578 a	1,775 b
Total	896 a	937 a	1,067 a	1,103 a	1,251 a	1,288 a	1,458 a	1,510 a	1,163 a	1,202 a

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Oshawa CMA										
Pre 1960	651 b	688 a	729 a	769 a	952 a	953 a	**	**	844 a	861 a
1960 - 1974	724 a	759 a	893 a	901 a	1,006 a	1,026 a	1,155 a	1,162 a	984 a	1,003 a
1975 - 1989	774 c	851 a	945 a	960 a	1,030 a	1,064 a	1,155 a	1,195 a	1,008 a	1,031 a
1990 - 2004	-	-	873 b	887 b	1,012 a	1,042 b	**	**	975 a	1,003 b
2005+	-	-	**	**	1,353 a	1,154 a	**	**	1,241 b	1,123 a
Total	724 a	794 a	885 a	905 a	1,010 a	1,035 a	1,153 a	1,174 a	978 a	1,001 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	2.4 c	1.8 c	2.5 c	3.3 d	**	**	2.4 c	2.3 c
20 to 49 Units	1.8 b	2.2 a	1.7 a	2.0 a	1.7 b	1.0 a	0.0 c	0.7 b	1.7 a	1.8 a
50 to 99 Units	1.4 a	1.4 a	1.9 a	1.3 a	1.7 a	1.3 a	0.4 c	1.6 c	1.7 a	1.3 a
100 to 199 Units	1.8 b	1.7 b	2.2 b	1.9 a	1.4 a	2.2 b	2.8 b	3.1 c	2.0 a	2.0 a
200+ Units	0.9 a	1.3 a	1.0 a	1.5 a	1.0 a	1.7 b	0.6 b	1.2 c	1.0 a	1.5 a
Total	1.3 a	1.6 a	1.6 a	1.7 a	1.4 a	2.0 a	0.6 b	1.2 a	1.5 a	1.7 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	5.4 d
6 to 19 Units	**	0.6 b	2.9 c	4.0 d	2.0 c	2.5 c	**	**	2.3 b	2.9 b
20 to 49 Units	2.8 b	2.9 b	2.5 a	1.8 a	1.8 a	2.0 a	1.2 a	1.5 c	2.2 a	2.0 a
50 to 99 Units	2.0 c	1.7 b	1.7 a	1.8 a	1.4 a	1.1 a	1.5 a	1.0 a	1.5 a	1.4 a
100 to 199 Units	0.9 a	1.2 a	1.4 a	1.3 a	1.2 a	1.0 a	1.3 a	1.4 a	1.3 a	1.2 a
200+ Units	1.8 b	2.0 c	1.9 a	1.7 a	1.3 a	1.3 a	1.2 a	1.2 a	1.5 a	1.4 a
Total	1.9 a	2.6 c	1.9 a	1.8 a	1.4 a	1.4 a	1.3 a	1.4 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	**	2.7 d	1.0 d	**	1.8 c	3.6 d
6 to 19 Units	3.0 c	1.7 c	2.7 b	3.0 d	2.2 b	2.8 b	**	**	2.4 b	2.7 b
20 to 49 Units	2.2 a	2.4 a	2.2 a	1.9 a	1.8 a	1.8 a	0.8 a	1.3 a	2.0 a	1.9 a
50 to 99 Units	1.6 a	1.4 a	1.8 a	1.6 a	1.4 a	1.2 a	1.4 a	1.1 a	1.6 a	1.4 a
100 to 199 Units	1.5 a	1.5 b	1.7 a	1.5 a	1.3 a	1.2 a	1.3 a	1.4 a	1.4 a	1.3 a
200+ Units	1.0 a	1.4 a	1.5 a	1.6 a	1.2 a	1.4 a	1.1 a	1.2 a	1.3 a	1.4 a
Total	1.5 a	1.9 a	1.8 a	1.7 a	1.4 a	1.5 a	1.2 a	1.4 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	**	3.4 d	**	**	4.5 d	0.0 d	**	4.9 d	4.4 d
6 to 19 Units	**	**	2.5 c	1.8 c	3.6 c	2.0 b	0.0 d	**	3.3 b	1.9 b
20 to 49 Units	**	3.7 d	2.2 b	1.8 b	2.0 a	0.8 a	3.6 c	0.5 b	2.2 a	1.3 a
50 to 99 Units	2.3 b	**	1.7 a	1.1 a	1.4 a	1.3 a	1.1 a	0.7 a	1.5 a	1.2 a
100 to 199 Units	**	1.7 c	1.2 a	1.2 a	1.2 a	1.2 a	1.7 b	1.2 a	1.3 a	1.2 a
200+ Units	0.0 d	3.2 b	1.2 a	1.2 a	1.9 a	1.8 a	3.3 c	1.2 a	1.8 a	1.6 a
Total	3.4 c	2.7 b	1.5 a	1.3 a	1.7 a	1.5 a	2.0 a	1.1 a	1.7 a	1.4 a
Durham Region										
3 to 5 Units	**	0.0 d	0.0 c	**	1.8 c	2.8 c	**	**	1.6 c	2.2 c
6 to 19 Units	0.0 c	**	2.5 c	4.1 c	2.9 b	2.5 b	**	**	2.7 b	3.0 c
20 to 49 Units	8.0 c	0.0 c	1.6 b	0.4 a	1.6 b	1.0 a	**	0.0 c	1.9 b	0.7 a
50 to 99 Units	**	0.9 a	1.4 a	1.5 c	1.5 a	2.0 c	0.9 a	0.3 a	1.4 a	1.4 a
100 to 199 Units	0.0 a	**	0.8 a	0.5 a	1.4 a	1.5 a	1.8 a	2.0 a	1.3 a	1.3 a
200+ Units	-	-	**	**	0.8 a	**	0.0 a	**	0.7 a	**
Total	3.3 d	0.9 d	1.4 a	1.6 b	1.8 a	1.9 a	1.4 a	1.1 a	1.7 a	1.6 a

(continued)

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
York Region										
3 to 5 Units	**	**	**	0.0 d	0.0 c	**	0.0 d	0.0 d	**	**
6 to 19 Units	**	**	**	1.4 d	5.8 d	4.4 c	**	**	4.2 c	3.0 c
20 to 49 Units	2.5 c	**	0.8 a	2.0 c	1.8 a	1.2 a	**	**	1.5 a	1.6 c
50 to 99 Units	**	**	1.6 c	0.7 a ↓	0.8 d	1.8 b ↑	0.0 d	1.2 d ↑	1.1 a	1.3 a
100 to 199 Units	**	**	1.2 a	1.1 a -	0.7 a	1.1 a -	0.8 a	6.9 c ↑	0.9 a	1.6 b ↑
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	2.3 c	**	1.6 b	1.0 a ↓	1.5 b	1.8 a -	0.5 b	4.0 c ↑	1.5 b	1.6 a -
Peel Region										
3 to 5 Units	**	**	**	**	**	**	0.0 d	0.0 d	**	**
6 to 19 Units	**	0.0 d	1.5 d	2.0 c	1.6 c	1.4 a -	**	0.0 a	1.7 c	1.5 c -
20 to 49 Units	**	**	2.5 c	2.8 c	2.2 b	1.0 a ↓	4.1 c	0.0 d ↓	2.7 b	1.8 c -
50 to 99 Units	2.6 c	**	2.0 a	1.4 a -	1.8 b	1.5 a -	1.8 b	0.9 a -	1.9 a	1.4 a -
100 to 199 Units	**	2.1 c	1.2 a	1.3 a -	1.3 a	1.3 a -	2.0 b	0.9 a -	1.4 a	1.3 a -
200+ Units	0.0 d	2.4 a ↑	1.2 a	1.2 a -	1.9 b	1.8 a -	3.8 c	1.3 a -	1.8 b	1.6 a -
Total	3.4 d	3.3 d	1.5 a	1.5 a -	1.7 a	1.5 a -	2.6 a	0.9 a -	1.7 a	1.5 a -
Halton Region										
3 to 5 Units	**	**	0.0 d	**	**	0.0 d	0.0 d	**	0.6 b	1.4 d
6 to 19 Units	**	**	4.0 d	2.8 c	3.7 d	2.5 c	0.0 d	0.0 d	3.9 d	2.5 c
20 to 49 Units	0.0 d	**	1.2 a	1.2 a	1.9 c	0.8 a	0.0 d	**	1.5 b	1.1 a
50 to 99 Units	2.8 c	0.0 d	0.9 a	0.8 a	0.6 a	1.4 a	1.1 d	0.0 d	0.8 a	1.0 a
100 to 199 Units	**	**	2.7 c	1.4 a	1.1 a	1.4 a	0.1 b	0.9 a	1.6 b	1.4 a
200+ Units	0.0 a	**	1.4 a	**	1.6 a	**	2.2 a	**	1.5 a	**
Total	3.3 d	2.1 c	2.0 b	1.3 a	1.4 a	1.3 a	0.5 a	0.8 a	1.6 a	1.3 a
Toronto GTA										
3 to 5 Units	0.7 b	**	**	**	**	2.7 c	1.0 d	**	1.9 c	3.4 d
6 to 19 Units	3.1 d	1.7 c -	2.6 b	3.0 c	2.5 a	2.7 b	**	**	2.5 a	2.7 a
20 to 49 Units	2.3 a	2.4 a	2.2 a	1.8 a	1.8 a	1.6 a	2.1 b	0.9 a ↓	2.1 a	1.8 a
50 to 99 Units	1.7 a	1.5 a	1.7 a	1.5 a	1.4 a	1.3 a	1.3 a	0.8 a ↓	1.5 a	1.4 a
100 to 199 Units	1.6 b	1.5 a	1.6 a	1.4 a	1.2 a	1.2 a	1.4 a	1.4 a	1.4 a	1.3 a
200+ Units	1.0 a	1.4 a ↑	1.4 a	1.5 a	1.3 a	1.4 a	1.3 a	1.2 a	1.3 a	1.4 a
Total	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a
Toronto CMA										
3 to 5 Units	0.5 b	**	**	**	**	2.8 c	0.9 d	**	2.1 c	3.6 d
6 to 19 Units	3.4 d	1.7 c -	2.6 b	2.9 c	2.4 b	2.7 b	**	**	2.5 a	2.6 b
20 to 49 Units	2.2 a	2.5 a	2.2 a	1.9 a	1.8 a	1.6 a	2.0 b	1.0 a ↓	2.1 a	1.8 a
50 to 99 Units	1.7 a	1.5 a	1.8 a	1.5 a	1.4 a	1.2 a	1.3 a	0.9 a ↓	1.6 a	1.3 a
100 to 199 Units	1.6 b	1.5 a	1.6 a	1.4 a	1.2 a	1.2 a	1.4 a	1.4 a	1.4 a	1.3 a
200+ Units	1.0 a	1.4 a ↑	1.4 a	1.5 a	1.3 a	1.5 a	1.4 a	1.2 a	1.4 a	1.5 a
Total	1.6 a	1.9 a	1.7 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.6 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Oshawa CMA										
3 to 5 Units	**	0.0 d	0.0 b	**	2.0 c	3.0 d -	**	**	1.9 c	2.5 c
6 to 19 Units	0.0 c	**	2.6 c	3.4 d	2.9 b	2.5 c	**	0.0 d	2.7 b	2.7 b
20 to 49 Units	**	0.0 c	1.5 c	0.4 b ↓	1.7 b	1.2 a ↓	**	0.0 c	2.0 b	0.8 a ↓
50 to 99 Units	**	0.9 a	1.6 c	1.7 c	1.6 b	2.4 c	2.0 c	0.0 d ↓	1.6 b	1.8 c -
100 to 199 Units	0.0 a	**	0.8 a	0.5 a ↓	1.4 a	1.5 a	1.8 a	2.0 a ↑	1.3 a	1.3 a -
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	3.1 d	0.9 d ↓	1.5 a	1.4 a	1.9 a	2.0 a	2.3 a	1.3 a ↓	1.8 a	1.7 a -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	1,030 b	1,194 c	1,473 b	1,596 b	**	**	1,317 b	1,471 c
6 to 19 Units	755 a	744 b	1,047 b	1,024 b	1,407 b	1,463 b	1,475 c	1,612 c	1,189 b	1,200 b
20 to 49 Units	821 a	871 a	1,065 a	1,109 a	1,374 a	1,405 a	2,827 c	2,653 b	1,089 a	1,125 a
50 to 99 Units	899 a	955 a	1,146 a	1,212 a	1,505 b	1,532 a	2,623 c	2,318 b	1,222 a	1,251 a
100 to 199 Units	957 a	1,034 a	1,287 a	1,333 a	1,706 b	1,753 a	3,102 c	3,201 c	1,406 a	1,446 a
200+ Units	1,000 a	1,063 a	1,275 a	1,311 a	1,730 b	1,781 a	1,980 c	2,508 c	1,338 a	1,401 a
Total	928 a	983 a	1,201 a	1,248 a	1,596 a	1,651 a	2,316 c	2,435 c	1,286 a	1,339 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	561 c	**	896 c	900 c	1,118 b	1,130 b	1,326 b	1,366 d	1,084 b	1,092 b
6 to 19 Units	774 b	803 b	872 a	906 a	1,062 a	1,102 a	1,391 a	1,261 c	992 a	1,020 a
20 to 49 Units	741 a	776 a	907 a	948 a	1,101 a	1,141 a	1,416 a	1,545 b	977 a	1,018 a
50 to 99 Units	802 a	848 a	933 a	977 a	1,092 a	1,129 a	1,222 a	1,261 a	1,028 a	1,066 a
100 to 199 Units	821 a	846 a	991 a	1,036 a	1,172 a	1,214 a	1,334 a	1,393 a	1,126 a	1,169 a
200+ Units	932 a	874 a	1,042 a	1,064 a	1,234 a	1,261 a	1,448 a	1,451 a	1,179 a	1,206 a
Total	819 a	819 a	978 a	1,012 a	1,164 a	1,199 a	1,369 a	1,402 a	1,102 a	1,136 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	999 b	1,137 b	1,346 a	1,423 b	**	**	1,243 b	1,347 c
6 to 19 Units	763 a	765 a	953 a	958 a	1,180 a	1,223 a	1,441 b	1,495 c	1,076 a	1,096 a
20 to 49 Units	793 a	839 a	964 a	1,007 a	1,160 a	1,194 a	1,855 c	1,934 b	1,017 a	1,056 a
50 to 99 Units	872 a	925 a	1,014 a	1,067 a	1,174 a	1,203 a	1,401 a	1,377 a	1,091 a	1,125 a
100 to 199 Units	906 a	967 a	1,078 a	1,127 a	1,236 a	1,278 a	1,419 a	1,476 a	1,183 a	1,226 a
200+ Units	988 a	1,039 a	1,154 a	1,181 a	1,366 a	1,396 a	1,483 a	1,554 a	1,243 a	1,283 a
Total	899 a	942 a	1,071 a	1,110 a	1,264 a	1,301 a	1,484 a	1,540 a	1,166 a	1,206 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	632 b	673 b	793 a	814 a	972 a	999 a	1,130 b	1,220 c	910 a	911 a
6 to 19 Units	723 a	717 a	871 a	884 a	1,082 a	1,091 a	1,232 a	1,247 a	983 a	996 a
20 to 49 Units	848 a	850 a	972 a	991 a	1,091 a	1,126 a	1,191 a	1,183 a	1,044 a	1,066 a
50 to 99 Units	836 a	847 a	1,017 a	1,061 a	1,164 a	1,226 a	1,318 a	1,367 a	1,116 a	1,173 a
100 to 199 Units	857 a	877 a	1,062 a	1,084 a	1,246 a	1,272 a	1,320 a	1,381 a	1,185 a	1,210 a
200+ Units	1,004 c	768 a	1,142 a	1,139 a	1,258 a	1,281 a	1,501 a	1,470 a	1,241 a	1,248 a
Total	827 a	824 a	1,042 a	1,063 a	1,205 a	1,237 a	1,341 a	1,375 a	1,153 a	1,179 a
Durham Region										
3 to 5 Units	632 a	636 b	791 a	802 a	899 a	937 a	1,044 b	1,064 c	867 a	896 a
6 to 19 Units	664 a	682 a	772 a	799 a	923 a	945 a	1,138 a	1,148 b	874 a	897 a
20 to 49 Units	733 a	779 a	861 a	883 a	994 a	1,032 a	1,072 a	1,296 b	936 a	974 a
50 to 99 Units	841 c	870 a	931 a	962 a	1,083 a	1,121 a	1,241 b	1,262 a	1,084 a	1,113 a
100 to 199 Units	754 a	851 a	971 a	986 a	1,056 a	1,083 a	1,144 a	1,167 a	1,043 a	1,065 a
200+ Units	-	-	**	**	1,143 a	**	1,324 a	**	1,183 a	**
Total	726 a	793 a	885 a	904 a	1,021 a	1,042 a	1,203 a	1,223 a	1,000 a	1,021 a

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
York Region										
3 to 5 Units	622 b	687 c	785 c	766 b	1,048 b	1,052 b	1,169 b	1,200 b	951 b	938 b
6 to 19 Units	744 a	742 a	873 a	894 a	1,037 b	1,066 b	**	**	949 a	973 a
20 to 49 Units	841 a	862 b	959 a	993 a	1,130 a	1,153 a	1,263 a	1,258 a	1,065 a	1,092 a
50 to 99 Units	816 a	871 b	1,086 a	1,166 a	1,245 a	1,320 a	1,440 a	1,384 a	1,169 a	1,251 a
100 to 199 Units	**	**	1,096 a	1,138 a	1,248 a	1,364 a	1,392 a	1,589 a	1,206 a	1,283 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	815 b	833 a	1,036 a	1,091 a	1,194 a	1,262 a	1,357 a	1,441 a	1,127 a	1,189 a
Peel Region										
3 to 5 Units	624 b	678 b	769 a	845 b	1,021 d	1,037 c	1,093 b	**	916 b	926 b
6 to 19 Units	677 c	677 b	872 a	882 b	1,097 a	1,089 a	1,247 a	1,288 a	987 a	999 a
20 to 49 Units	858 a	859 a	955 a	970 a	1,076 a	1,113 a	1,192 a	1,182 a	1,035 a	1,055 a
50 to 99 Units	812 a	814 a	983 a	1,019 a	1,114 a	1,183 a	1,282 a	1,348 a	1,069 a	1,127 a
100 to 199 Units	819 b	854 a	1,046 a	1,065 a	1,228 a	1,244 a	1,295 a	1,339 a	1,164 a	1,183 a
200+ Units	1,028 c	746 a	1,141 a	1,137 a	1,264 a	1,292 a	1,531 a	1,492 a	1,242 a	1,249 a
Total	819 a	812 a	1,046 a	1,062 a	1,206 a	1,235 a	1,335 a	1,359 a	1,154 a	1,175 a
Halton Region										
3 to 5 Units	**	**	**	**	1,002 b	1,098 b	1,195 c	1,066 b	1,053 b	1,086 b
6 to 19 Units	732 b	712 a	981 c	941 b	1,095 b	1,120 b	1,116 c	1,130 d	1,057 b	1,060 b
20 to 49 Units	865 c	920 b	1,021 a	1,083 a	1,125 a	1,232 a	1,151 b	1,272 b	1,082 a	1,170 a
50 to 99 Units	907 a	935 a	1,042 a	1,090 a	1,194 a	1,246 a	1,479 b	1,546 b	1,152 a	1,202 a
100 to 199 Units	915 a	915 b	1,124 a	1,165 a	1,289 a	1,331 a	1,446 a	1,490 a	1,248 a	1,291 a
200+ Units	1,004 a	**	1,094 a	**	1,362 a	**	1,715 a	**	1,278 a	**
Total	891 a	876 a	1,079 a	1,120 a	1,230 a	1,283 a	1,432 a	1,540 a	1,189 a	1,245 a
Toronto GTA										
3 to 5 Units	**	**	983 b	1,105 b	1,284 a	1,361 b	**	**	1,199 b	1,293 b
6 to 19 Units	756 a	758 a	930 a	935 a	1,129 a	1,164 a	1,405 b	1,451 b	1,044 a	1,063 a
20 to 49 Units	795 a	839 a	961 a	1,002 a	1,134 a	1,172 a	1,561 b	1,613 b	1,017 a	1,057 a
50 to 99 Units	867 a	916 a	1,012 a	1,064 a	1,163 a	1,202 a	1,362 a	1,361 a	1,094 a	1,134 a
100 to 199 Units	901 a	957 a	1,073 a	1,115 a	1,231 a	1,268 a	1,389 a	1,438 a	1,179 a	1,218 a
200+ Units	988 a	1,036 a	1,152 a	1,177 a	1,347 a	1,377 a	1,486 a	1,553 a	1,243 a	1,281 a
Total	894 a	934 a	1,063 a	1,100 a	1,238 a	1,276 a	1,446 a	1,497 a	1,158 a	1,196 a
Toronto CMA										
3 to 5 Units	**	**	986 b	1,112 b	1,317 a	1,392 b	**	**	1,219 b	1,315 c
6 to 19 Units	760 a	763 a	942 a	948 a	1,167 a	1,206 a	1,428 b	1,476 c	1,064 a	1,084 a
20 to 49 Units	796 a	839 a	965 a	1,005 a	1,145 a	1,179 a	1,589 b	1,637 b	1,021 a	1,058 a
50 to 99 Units	868 a	918 a	1,014 a	1,066 a	1,171 a	1,210 a	1,374 a	1,374 a	1,097 a	1,137 a
100 to 199 Units	902 a	959 a	1,075 a	1,118 a	1,239 a	1,276 a	1,400 a	1,456 a	1,183 a	1,222 a
200+ Units	988 a	1,036 a	1,153 a	1,177 a	1,347 a	1,377 a	1,485 a	1,546 a	1,243 a	1,279 a
Total	896 a	937 a	1,067 a	1,103 a	1,251 a	1,288 a	1,458 a	1,510 a	1,163 a	1,202 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Oshawa CMA										
3 to 5 Units	632 a	636 b	772 a	801 a	902 a	937 a	1,040 b	1,064 a	866 a	900 a
6 to 19 Units	664 a	682 a	774 a	802 a	927 a	953 a	1,123 b	1,119 b	876 a	901 a
20 to 49 Units	724 a	773 a	861 a	884 a	1,008 a	1,051 a	1,072 a	1,296 b	943 a	985 a
50 to 99 Units	841 c	871 a	914 a	939 a	1,044 a	1,080 a	1,192 a	1,203 a	1,019 a	1,048 a
100 to 199 Units	754 a	851 a	971 a	986 a	1,056 a	1,083 a	1,144 a	1,167 a	1,043 a	1,065 a
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	724 a	794 a	885 a	905 a	1,010 a	1,035 a	1,153 a	1,174 a	978 a	1,001 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	**	**	5.9	**	1.4	1.3	1.6	1.3	1.4	2.4	0.8	1.5
Zone 2-Toronto (East)	**	**	**	**	1.2	2.2	3.0	1.9	**	**	0.4	0.9
Zone 3-Toronto (North)	**	**	3.0	4.6	1.7	2.0	1.9	1.2	2.1	2.1	0.5	1.2
Zone 4-Toronto (West)	**	**	0.4	1.7	2.3	1.7	1.1	1.4	1.7	1.0	2.0	1.9
Toronto-Former City (Zones 1-4)	**	**	2.4	2.3	1.7	1.8	1.7	1.3	2.0	2.0	1.0	1.5
Zone 5-Etobicoke (South)	**	**	3.8	**	3.7	1.8	1.4	1.2	1.6	1.0	-	-
Zone 6-Etobicoke (Central)	**	**	1.2	2.9	0.9	1.4	0.9	1.3	1.6	1.4	3.2	1.6
Zone 7-Etobicoke (North)	0.0	**	0.5	0.0	1.1	**	0.7	0.7	0.8	0.8	1.2	0.9
Etobicoke (Zones 5-7)	**	**	3.0	4.9	3.0	1.6	1.0	1.1	1.5	1.3	2.6	1.4
Zone 8-York	**	**	**	4.8	2.1	2.0	2.5	2.1	1.0	0.5	2.2	1.0
Zone 9-East York	**	**	**	**	1.3	2.4	1.9	1.7	0.4	0.7	2.1	2.3
Zone 10-Scarborough (Central)	**	**	1.2	**	1.8	2.4	1.1	1.0	1.8	0.8	0.9	1.1
Zone 11-Scarborough (North)	-	-	**	**	**	**	**	**	1.5	1.9	1.5	2.0
Zone 12-Scarborough (East)	**	**	**	**	**	**	0.6	1.6	1.3	0.9	1.1	0.7
Scarborough (Zones 10-12)	**	**	1.2	**	2.1	2.3	1.0	1.1	1.6	1.2	1.1	1.2
Zone 13-North York (Southeast)	**	**	**	**	1.0	1.4	1.4	1.4	1.0	2.0	1.1	1.3
Zone 14-North York (Northeast)	**	**	**	1.0	**	**	**	**	1.2	1.5	1.2	1.6
Zone 15-North York (Southwest)	0.0	0.0	1.5	**	2.3	1.5	1.3	0.6	0.3	1.4	0.6	1.8
Zone 16-North York (N.Central)	**	0.0	1.3	1.9	1.8	2.9	3.4	1.9	1.1	0.7	1.5	1.1
Zone 17-North York (Northwest)	**	**	1.5	**	2.7	2.3	1.0	1.5	1.7	1.2	0.6	0.9
North York (Zones 13-17)	**	0.4	1.7	1.6	2.1	1.9	1.7	1.4	1.2	1.3	1.1	1.3
Rest of Toronto (Zones 5-17)	**	5.4	2.3	2.9	2.2	2.0	1.5	1.4	1.3	1.2	1.5	1.4
Toronto (Zones 1-17)	1.8	3.6	2.4	2.7	2.0	1.9	1.6	1.4	1.4	1.3	1.3	1.4
Zone 18-Mississauga (South)	**	**	2.1	**	5.0	3.2	1.8	1.3	2.1	1.5	0.8	0.8
Zone 19-Mississauga (Northwest)	**	**	**	**	0.5	2.5	1.7	1.5	0.6	1.1	**	**
Zone 20-Mississauga (Northeast)	-	-	**	**	0.7	0.9	2.7	1.8	1.2	1.5	1.2	2.1
Mississauga City (Zones 18-20)	**	**	1.6	2.3	2.9	2.3	2.0	1.5	1.5	1.4	1.3	1.8
Zone 21-Brampton (West)	**	**	**	0.4	1.9	0.2	1.4	1.2	0.5	0.4	**	1.5
Zone 22-Brampton (East)	-	-	-	-	-	-	**	**	1.1	1.1	1.7	0.9
Brampton City (Zones 21-22)	**	**	**	0.4	1.9	0.2	1.3	1.2	0.8	0.8	2.7	1.2
Zone 23-Oakville	**	0.0	4.5	0.6	1.7	0.6	0.6	0.4	0.8	0.9	**	**
Zone 24-Caledon	-	-	**	**	**	**	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	0.0	**	**	**	2.7	3.3	0.2	0.0	**	**	-	-
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	5.1	2.1	**	**	0.9	0.6	**	**	-	-
Zone 27-Markham	-	-	**	**	**	**	**	3.5	1.0	1.1	-	-
York Region (Zones 25-27)	**	**	4.2	3.0	1.5	1.6	1.1	1.3	0.9	1.6	-	-

(continued)

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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone
Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.5	5.5	1.6	0.0	0.8	0.5	-	-	**	**
Zone 29-Milton, Halton Hills	0.0	**	**	2.5	2.2	1.1	1.3	1.5	**	**	-	-
Zone 30-Orangeville	**	0.0	**	0.0	1.5	0.0	**	**	-	-	-	-
Zone 31-Bradford, W. Gwillimbury	**	**	0.0	**	3.5	1.1	**	**	**	**	-	-
Remaining CMA (Zones 18-31)	4.9	4.4	3.3	1.9	2.2	1.3	1.5	1.2	1.3	1.2	1.8	1.6
Durham Region	1.6	2.2	2.7	3.0	1.9	0.7	1.4	1.4	1.3	1.3	0.7	**
York Region	**	**	4.2	3.0	1.5	1.6	1.1	1.3	0.9	1.6	-	-
Peel Region	**	**	1.7	1.5	2.7	1.8	1.9	1.4	1.4	1.3	1.8	1.6
Halton Region	0.6	1.4	3.9	2.5	1.5	1.1	0.8	1.0	1.6	1.4	1.5	**
Toronto GTA	1.9	3.4	2.5	2.7	2.1	1.8	1.5	1.4	1.4	1.3	1.3	1.4
Toronto CMA	2.1	3.6	2.5	2.6	2.1	1.8	1.6	1.3	1.4	1.3	1.4	1.5

The following letter codes are used to indicate the reliability of the estimates:
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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone
Oshawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	2.5	1.9	4.0	2.1	2.2	0.9	1.3	1.3	0.3	1.3	**	**
Zone 2 - Oshawa (S./Central)	2.7	4.0	3.0	3.4	2.3	1.1	1.4	2.1	3.1	1.9	-	-
Oshawa City (Zones 1-2)	2.6	3.6	3.2	3.1	2.3	1.1	1.4	1.7	1.3	1.5	**	**
Zone 3 - Whitby	0.0	0.0	1.6	2.5	0.9	0.0	**	**	1.2	0.7	-	-
Zone 4 - Clarington	0.0	0.0	1.4	0.0	1.6	**	**	**	**	**	-	-
Oshawa CMA	1.9	2.5	2.7	2.7	2.0	0.8	1.6	1.8	1.3	1.3	**	**

The following letter codes are used to indicate the reliability of the estimates:
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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto-Former City (Zones 1-4)										
LT $800	2.1 b	1.7 c	0.5 b	**	**	0.0 d	**	**	1.5 b	**
$800 - $899	0.8 a	1.7 b ↑	**	0.7 a	0.0 d	**	**	**	2.1 c	1.2 a
$900 - $999	0.8 a	1.3 a	1.8 c	0.5 a ↓	0.0 d	**	**	**	1.3 a	0.9 a
$1000 - $1099	1.0 a	1.5 a	1.2 a	1.5 a	**	0.7 b	**	**	1.1 a	1.4 a
$1100 - $1199	1.6 c	1.6 c	0.8 a	0.8 a	1.2 d	0.9 a	**	**	0.9 a	1.0 a
$1200+	1.7 c	2.3 c	1.9 a	2.0 a	1.4 a	1.8 b	0.6 a	1.4 a	1.6 a	1.9 a
Total	1.3 a	1.6 a	1.6 a	1.7 a	1.4 a	2.0 a	0.6 a	1.2 a	1.5 a	1.7 a
Rest of Toronto (Zones 5-17)										
LT $800	1.6 b	**	3.6 c	1.2 a	0.0 d	**	0.0 c	0.0 d	2.5 b	2.4 c
$800 - $899	2.8 c	1.2 a	1.4 a	1.4 a	2.7 c	**	0.0 c	0.0 d	1.6 a	1.7 b
$900 - $999	1.6 c	2.3 c	1.6 a	1.5 a	1.3 a	1.3 a	0.0 c	0.0 d	1.5 a	1.5 a
$1000 - $1099	**	3.5 d	1.3 a	1.5 a	1.3 a	0.8 a	0.0 b	0.5 b	1.2 a	1.1 a
$1100 - $1199	1.1 d	**	1.1 a	1.5 a	0.9 a	1.1 a	0.9 a	0.5 b	1.0 a	1.2 a
$1200+	**	**	4.1 c	3.0 c	1.5 a	1.6 a	1.3 a	1.6 a	1.7 a	1.8 a
Total	1.9 a	2.6 c	1.9 a	1.8 a	1.4 a	1.4 a	1.3 a	1.4 a	1.6 a	1.6 a
Toronto (Zones 1-17)										
LT $800	1.9 b	2.6 c	2.6 c	**	0.0 c	**	0.0 d	0.0 d	2.1 b	2.5 c
$800 - $899	1.4 a	1.5 a	1.8 b	1.3 a	2.4 c	**	0.0 c	0.0 d	1.8 a	1.5 b
$900 - $999	1.0 a	1.5 b	1.6 a	1.3 a	1.2 a	1.4 a	0.0 c	0.0 d	1.4 a	1.3 a
$1000 - $1099	1.0 a	1.6 c	1.2 a	1.5 a	1.3 a	0.8 a	0.0 b	0.5 b	1.2 a	1.2 a
$1100 - $1199	1.5 c	1.7 b	0.9 a	1.2 a	0.9 a	1.1 a	0.9 a	0.4 a	0.9 a	1.1 a
$1200+	2.1 c	2.6 c	2.3 a	2.3 a	1.4 a	1.7 a	1.2 a	1.5 a	1.7 a	1.9 a
Total	1.5 a	1.9 a	1.8 a	1.7 a	1.4 a	1.5 a	1.2 a	1.4 a	1.6 a	1.6 a
Remaining CMA (Zones 18-31)										
LT $800	5.2 d	5.0 d	**	**	0.0 c	0.0 c	**	**	3.6 d	2.9 c
$800 - $899	2.4 c	1.7 c	1.9 b	1.7 a	2.6 c	2.4 c	**	**	2.1 c	1.9 b
$900 - $999	0.5 b	2.4 c	1.2 a	1.5 b	2.9 b	1.3 a	0.0 d	0.0 d	1.7 a	1.5 a
$1000 - $1099	**	0.0 c	1.1 a	0.7 a	1.0 a	1.3 a	2.1 c	**	1.1 a	1.0 a
$1100 - $1199	**	**	1.6 a	1.3 a	1.8 b	1.2 a	1.9 c	0.3 b	1.7 b	1.2 a
$1200+	**	**	1.5 a	1.5 a	1.4 a	1.7 a	2.0 a	1.1 a	1.6 a	1.5 a
Total	3.4 c	2.7 b	1.5 a	1.3 a	1.7 a	1.5 a	2.0 a	1.1 a	1.7 a	1.4 a
Durham Region										
LT $800	4.8 d	**	**	**	0.9 a	**	**	**	2.5 c	**
$800 - $899	**	0.8 a	0.9 a	2.1 c	2.6 c	2.2 a	**	**	1.9 a	2.0 b
$900 - $999	**	**	1.2 a	0.9 a	2.1 c	1.7 c	10.6 a	7.3 a	1.9 a	1.5 a
$1000 - $1099	**	**	0.0 c	0.0 c	1.1 a	1.4 a	**	**	1.1 a	1.2 a
$1100 - $1199	**	**	1.5 a	2.8 a	1.1 a	1.9 b	0.5 b	0.3 b	1.1 a	1.7 a
$1200+	**	**	**	8.2 b	0.8 a	2.4 c	0.6 a	0.6 a	0.7 a	1.8 b
Total	3.3 d	0.9 a	1.4 a	1.6 b	1.8 a	1.9 a	1.4 a	1.1 a	1.7 a	1.6 a

(continued)

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
York Region										
LT $800	**	**	**	0.0 d	**	**	**	**	**	1.2 d
$800 - $899	**	**	**	0.0 d	**	**	**	**	3.6 d	1.2 d
$900 - $999	**	**	0.9 d	**	3.6 d	0.0 d	**	**	2.0 d	1.0 d
$1000 - $1099	**	**	0.2 b	0.3 b	1.1 c	1.3 d	**	**	0.6 c	0.7 b
$1100 - $1199	**	**	1.8 d	0.9 c	0.0 c	**	**	**	0.8 c	1.3 c
$1200+	**	**	**	1.5 c	1.7 c	2.1 d	0.0 c	4.8 d	1.8 c	2.2 c
Total	2.3 c	**	1.6 c	1.0 c	1.5 c	1.8 c	0.5 b	4.0 c	1.5 c	1.6 c
Peel Region										
LT $800	5.1 d	**	**	3.5 d	**	0.0 d	**	**	4.5 d	4.6 d
$800 - $899	**	2.2 d	1.2 c	2.8 d	0.6 b	1.6 c	**	**	1.2 c	2.5 d
$900 - $999	**	**	1.2 c	1.6 c	2.0 c	1.8 c	**	**	1.4 c	1.7 c
$1000 - $1099	**	**	1.4 c	0.8 c	0.7 b	1.5 c	2.3 c	0.0 c	1.1 c	1.1 c
$1100 - $1199	**	**	1.4 c	1.4 c	2.2 c	1.1 c	2.3 c	0.4 c	1.9 c	1.2 c
$1200+	**	**	1.0 c	1.8 c	1.4 c	1.8 c	2.8 c	1.0 c	1.6 c	1.7 c
Total	3.4 c	3.3 c	1.5 c	1.5 c	1.7 c	1.5 c	2.6 c	0.9 c	1.7 c	1.5 c
Halton Region										
LT $800	**	0.0 d	**	1.3 d	0.0 d	**	**	**	**	0.7 d
$800 - $899	**	3.2 d	**	0.3 c	**	0.0 d	**	**	**	0.5 c
$900 - $999	1.8 d	3.0 d	0.6 b	1.1 c	**	0.7 c	**	**	1.1 c	1.0 c
$1000 - $1099	4.7 d	**	0.6 b	0.8 c	2.4 c	1.2 c	0.0 c	**	1.4 c	1.0 c
$1100 - $1199	**	**	1.5 c	1.1 c	1.0 c	0.8 c	0.0 c	0.0 c	1.1 c	0.9 c
$1200+	**	**	5.5 d	2.3 d	1.3 c	1.9 c	0.5 b	0.7 c	2.0 c	1.8 c
Total	3.3 c	2.1 c	2.0 c	1.3 c	1.4 c	1.3 c	0.5 b	0.8 c	1.6 c	1.3 c
Toronto GTA										
LT $800	2.1 d	2.8 d	2.6 d	**	0.2 b	0.8 c	0.0 c	0.0 c	2.2 d	2.5 d
$800 - $899	1.4 d	1.5 d	1.7 c	1.4 c	2.3 c	**	0.0 c	0.0 c	1.7 c	1.6 c
$900 - $999	1.0 c	1.6 c	1.5 c	1.3 c	1.5 c	1.4 c	0.6 b	0.3 b	1.5 c	1.4 c
$1000 - $1099	1.2 c	1.6 c	1.2 c	1.3 c	1.2 c	1.0 c	1.0 c	0.9 c	1.2 c	1.2 c
$1100 - $1199	1.5 c	1.7 c	1.0 c	1.2 c	1.2 c	1.1 c	1.0 c	0.4 c	1.1 c	1.2 c
$1200+	2.1 c	2.6 c	2.4 c	2.2 c	1.4 c	1.8 c	1.3 c	1.4 c	1.7 c	1.8 c
Total	1.6 c	1.9 c	1.7 c	1.7 c	1.5 c	1.5 c	1.4 c	1.3 c	1.6 c	1.6 c
Toronto CMA										
LT $800	2.1 d	2.8 d	2.7 d	**	0.0 d	0.7 c	0.0 c	0.0 c	2.2 d	2.5 d
$800 - $899	1.4 d	1.5 d	1.8 c	1.4 c	2.4 c	**	0.0 c	0.0 c	1.8 c	1.6 c
$900 - $999	0.9 c	1.5 d	1.6 c	1.3 c	1.5 c	1.3 c	0.0 c	0.0 c	1.5 c	1.4 c
$1000 - $1099	1.2 c	1.6 c	1.2 c	1.4 c	1.2 c	0.9 c	0.5 b	0.6 c	1.2 c	1.2 c
$1100 - $1199	1.5 c	1.7 c	1.0 c	1.2 c	1.2 c	1.1 c	1.1 c	0.4 c	1.1 c	1.2 c
$1200+	2.1 c	2.6 c	2.3 c	2.2 c	1.4 c	1.7 c	1.4 c	1.5 c	1.7 c	1.8 c
Total	1.6 c	1.9 c	1.7 c	1.7 c	1.5 c	1.5 c	1.4 c	1.3 c	1.6 c	1.6 c

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Oshawa CMA										
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Oshawa CMA										
LT $700	5.5 c	**	4.5 c	**	**	**	**	**	4.6 c	**
$700 - $799	**	0.0 d	1.4 c	**	**	0.0 d	**	**	1.6 c	1.1 d
$800 - $899	0.0 d	0.8 d	1.0 c	2.3 c ↑	2.8 c	2.5 c	**	**	2.0 b	2.2 b
$900 - $999	**	**	1.0 c	0.8 d	2.2 b	1.8 c	**	**	1.9 b	1.4 a
$1000 - $1099	**	**	0.0 d	0.0 d	1.0 c	1.6 c	2.3 c	1.7 c	1.0 c	1.2 a
$1100+	**	**	1.3 c	4.7 c ↑	1.0 c	2.4 c ↑	1.2 c	0.9 d	1.1 c	2.2 c ↑
Total	3.1 c	0.9 d ↓	1.5 c	1.4 c	1.9 c	2.0 c	2.3 c	1.3 c ↓	1.8 c	1.7 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
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- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	**	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	0.0 a	0.0 d	2.3 a	2.2 c	1.6 a	1.7 c
Zone 7-Etobicoke (North)	-	-	-	-	0.6 b	0.0 d	1.2 a	1.3 a	1.0 a	0.9 a
Etobicoke (Zones 5-7)	-	-	-	-	0.4 b	0.0 c	1.7 a	1.7 b	1.3 a	1.3 a
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	-	**	-	**	**	**	0.0 a	1.9 ↑	0.0 a	1.9 b
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	0.4 a	**	0.6 a	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	2.1	1.5 c	0.8	3.1	1.2
Zone 13-North York (Southeast)	-	-	-	-	1.4 a	0.7 a	1.7 c	1.7 c	1.7 c	1.6 c
Zone 14-North York (Northeast)	-	-	-	-	**	2.9 a	0.8 d	1.7 c	0.9 a	2.0 c
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	7.0 a	0.0 a	3.1 a	4.9 ↑	3.4 a	4.5 a ↑
North York (Zones 13-17)	-	-	-	-	1.7 a	1.5 b	1.9 a	2.5 ↑	1.8 a	2.4 b ↑
Rest of Toronto (Zones 5-17)	-	**	-	**	2.0 b	1.0 c	1.7 b	2.1 ↑	1.8 b	1.9 c
Toronto (Zones 1-17)	-	**	**	**	1.9 b	1.0 c	2.0 b	2.3 ↑	2.0 b	2.0 c
Zone 18-Mississauga (South)	-	-	**	**	**	1.1 d	**	**	0.9 d	1.0 d
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	3.3 b	1.7 c ↓	3.6 b	1.5 c ↓
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	2.8 a	1.2 a ↓	2.8 a	1.1 a ↓
Mississauga City (Zones 18-20)	-	-	2.5 c	**	2.1 b	0.9 c	2.8 a	1.3 a ↓	2.7 a	1.2 a ↓
Zone 21-Brampton (West)	-	-	**	**	**	**	1.1 d	5.2 ↑	1.1 d	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1.0 d	4.6 ↑	0.9 d	4.3 ↑
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	2.8 a	**	**	**	0.6 a	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	2.8 a	**	**	**	0.6 a	**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	2.5	**	1.5	**	2.1	1.9	2.0	1.7
Durham Region	-	-	**	**	4.9	3.3	2.0	1.4	2.1	1.5
York Region	-	-	**	**	2.8	**	**	**	0.6	**
Peel Region	-	-	2.5	**	1.9	0.8	2.4	2.0	2.3	1.8
Halton Region	**	**	**	**	0.7	3.4	0.7	1.9	0.7	2.4
Toronto GTA	**	**	1.2	0.0	1.6	1.9	1.9	2.0	1.8	1.9
Toronto CMA	-	**	2.4	**	1.8	**	2.1	2.1	2.0	1.9

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	-	-	-	-	**	**	0.4	1.3	0.6	1.2
Zone 2 - Oshawa (S./Central)	-	-	**	**	3.7	**	3.6	1.8	3.6	2.1
Oshawa City (Zones 1-2)	-	-	**	**	4.9	3.5	1.7	1.5	1.9	1.6
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	1.7	1.7	1.1	1.1
Oshawa CMA	-	-	**	**	4.9	3.5	1.7	1.5	1.8	1.6

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- indicates that the change is not statistically significant

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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	2,222 c
Zone 4-Toronto (West)	-	-	**	**	**	**	2,631 b	**	2,550 b	2,448 d
Toronto-Former City (Zones 1-4)	-	-	**	**	1,892	1,790	2,391	2,458	2,314	2,243
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1,357 a	1,192 a	1,631 a	1,674 b	1,555 a	1,564 c
Zone 7-Etobicoke (North)	-	-	-	-	1,053 a	1,116 a	1,259 a	1,355 b	1,190 a	1,280 b
Etobicoke (Zones 5-7)	-	-	-	-	1,177	1,144	1,435	1,507	1,355	1,407
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	-	**	-	**	**	**	1,454 a	1,502 a	1,436 a	1,499 a
Zone 10-Scarborough (Central)	-	-	-	-	**	1,284 a	1,450 a	1,472 a	1,430 a	1,383 a
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	1,284	1,378	1,534	1,377	1,496
Zone 13-North York (Southeast)	-	-	-	-	1,381 a	1,445 a	1,541 b	1,618 b	1,512 b	1,587 b
Zone 14-North York (Northeast)	-	-	-	-	**	1,254 a	1,645 b	1,647 b	1,547 b	1,555 b
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	1,127 a	1,087 a	1,338 a	1,336 a	1,321 a	1,315 a
North York (Zones 13-17)	-	-	-	-	1,295	1,343	1,507	1,554	1,469	1,517
Rest of Toronto (Zones 5-17)	-	**	-	**	1,242	1,255	1,469	1,537	1,423	1,481
Toronto (Zones 1-17)	-	**	**	**	1,265	1,289	1,512	1,572	1,463	1,514
Zone 18-Mississauga (South)	-	-	**	**	1,042 a	1,066 a	1,461 b	1,457 a	1,273 b	1,280 b
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1,641 a	1,679 a	1,627 a	1,651 a
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1,496 a	1,528 a	1,441 a	1,484 a
Mississauga City (Zones 18-20)	-	-	979	**	1,119	1,150	1,528	1,558	1,459	1,493
Zone 21-Brampton (West)	-	-	**	**	**	**	1,477 b	1,435 b	1,477 b	1,435 c
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1,461	1,423	1,457	1,420
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	979	**	1,113	995	1,477	1,507	1,415	1,370
Durham Region	-	-	**	**	1,233	1,148	1,257	1,321	1,245	1,290
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	979	**	1,121	1,152	1,511	1,527	1,458	1,478
Halton Region	**	**	**	**	1,224	1,258	1,366	1,334	1,304	1,290
Toronto GTA	**	**	962	1,004	1,225	1,176	1,457	1,498	1,407	1,417
Toronto CMA	-	**	979	1,088	1,207	1,143	1,496	1,545	1,441	1,451

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1,292 a	1,297 a	1,292 a	1,295 a
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	1,199 b	1,291 b	1,202 b	1,250 b
Oshawa City (Zones 1-2)	-	-	**	**	1,233 b	1,148 b	1,254 a	1,295 a	1,252 a	1,275 a
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	1,532 b	1,576 b	1,329 b	1,371 b
Oshawa CMA	-	-	**	**	1,233 b	1,148 b	1,273 a	1,315 a	1,259 a	1,284 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	7	7	21	21	28	28
Zone 3-Toronto (North)	0	0	0	0	13	13	34	34	47	47
Zone 4-Toronto (West)	0	0	6	6	5	15	86	67	97	88
Toronto-Former City (Zones 1-4)	0	0	8	8	27	37	149	130	184	175
Zone 5-Etobicoke (South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6-Etobicoke (Central)	0	0	0	0	151	151	396	396	547	547
Zone 7-Etobicoke (North)	0	0	0	0	235	236	415	415	650	651
Etobicoke (Zones 5-7)	0	0	0	0	386	387	811	811	1,197	1,198
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	0	2	0	1	3	3	103	104	106	110
Zone 10-Scarborough (Central)	0	0	0	0	67	67	77	84	144	151
Zone 11-Scarborough (North)	0	0	0	0	40	40	275	275	315	315
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	107	107	369	376	476	483
Zone 13-North York (Southeast)	0	0	0	0	143	143	926	926	1,069	1,069
Zone 14-North York (Northeast)	0	0	0	0	102	104	420	418	522	522
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	43	43	485	486	528	529
North York (Zones 13-17)	0	0	0	0	320	322	1,886	1,885	2,206	2,207
Rest of Toronto (Zones 5-17)	0	2	0	1	856	859	3,233	3,240	4,089	4,102
Toronto (Zones 1-17)	0	2	8	9	883	896	3,382	3,370	4,273	4,277
Zone 18-Mississauga (South)	0	0	7	7	112	114	155	153	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	405	405	434	434
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,128	1,128	1,268	1,268
Mississauga City (Zones 18-20)	0	0	39	39	249	251	1,688	1,686	1,976	1,976
Zone 21-Brampton (West)	0	0	1	1	110	110	389	313	500	424
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	0	0	1	1	121	121	479	403	601	525
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 25-R. Hill, Vaughan, King	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	72	72	241	241	317	317
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	4	4	72	72	283	283	359	359

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	0	0	54	54	54	54
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	11	11	11
Remaining CMA (Zones 18-31)	0	0	44	44	523	525	2,789	2,711	3,356	3,280
Durham Region	0	0	33	34	64	61	938	945	1,035	1,040
York Region	0	0	4	4	72	72	283	283	359	359
Peel Region	0	0	40	40	370	372	2,167	2,089	2,577	2,501
Halton Region	2	2	48	49	503	501	1,097	1,083	1,650	1,635
Toronto GTA	**2**	**4**	**133**	**136**	**1,892**	**1,902**	**7,867**	**7,770**	**9,894**	**9,812**
Toronto CMA	**0**	**2**	**52**	**53**	**1,406**	**1,421**	**6,171**	**6,081**	**7,629**	**7,557**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	0	0	0	0	7	7	474	475	481	482
Zone 2 - Oshawa (S./Central)	0	0	1	1	54	51	337	343	392	395
Oshawa City (Zones 1-2)	0	0	1	1	61	58	811	818	873	877
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	32	33	0	0	67	67	99	100
Oshawa CMA	**0**	**0**	**33**	**34**	**61**	**58**	**884**	**891**	**978**	**983**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	11.1 c	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1.3 a	0.0 d	3.0 a	4.7 c ↑	2.6 a	3.7 c
Zone 7-Etobicoke (North)	-	-	-	-	0.6 b	0.0 d	2.2 b	2.5 c	1.7 c	1.7 c
Etobicoke (Zones 5-7)	-	-	-	-	0.9 a	0.0 d	2.6 b	3.6 c	2.1 b	2.6 b
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	-	**	-	**	**	**	0.0 a	4.8 a ↑	0.0 a	4.7 b ↑
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	0.4 a	**	1.0 a	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	2.1 c	1.5 c	0.8 d	3.3 c	1.2 c
Zone 13-North York (Southeast)	-	-	-	-	1.4 a	4.9 a	3.4 c	3.1 d	3.0 d	3.4 c
Zone 14-North York (Northeast)	-	-	-	-	**	8.7 a	0.8 d	3.1 c ↑	1.1 a	4.3 c ↑
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	9.3 a	0.0 a	4.5 a	6.4 a	4.9 a	5.9 a
North York (Zones 13-17)	-	-	-	-	2.3 b	5.4 b	3.0 c	3.9 b	2.9 b	4.1 b
Rest of Toronto (Zones 5-17)	-	**	-	**	2.6 b	2.8 c	2.6 c	3.5 b	2.6 b	3.3 b
Toronto (Zones 1-17)	-	**	**	**	2.5 b	2.6 c	3.0 b	3.7 b	2.9 b	3.5 b
Zone 18-Mississauga (South)	-	-	**	**	**	1.1 d	**	**	0.9 d	1.0 d
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	7.2 b	6.4 b	7.2 b	5.9 b
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	4.4 b	2.0 c ↓	4.2 b	1.9 c ↓
Mississauga City (Zones 18-20)	-	-	2.5 c	**	2.1 b	0.9 d	4.8 b	3.0 c	4.4 b	2.6 c
Zone 21-Brampton (West)	-	-	**	**	**	**	2.7 c	**	2.6 c	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	2.3 c	**	2.1 c	**
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	4.2 a	**	**	**	1.6 b	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	4.2 a	**	0.7 a	**	1.4 a	**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	2.5	**	1.9	**	3.7	3.3	3.4	3.0
Durham Region	-	-	**	**	4.9	3.3	3.6	2.4	3.5	2.3
York Region	-	-	**	**	4.2	**	0.7	**	1.4	**
Peel Region	-	-	2.5	**	1.9	1.2	4.2	3.7	3.9	3.4
Halton Region	**	**	**	**	2.1	5.3	1.9	2.6	1.9	3.7
Toronto GTA	**	**	1.2	**	2.4	3.6	3.2	3.3	3.0	3.3
Toronto CMA	-	**	2.4	**	2.3	2.4	3.3	3.5	3.1	3.3

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1.9	2.9	2.1	2.9
Zone 2 - Oshawa (S./Central)	-	-	**	**	3.7	**	4.7	2.1	4.6	2.3
Oshawa City (Zones 1-2)	-	-	**	**	4.9	3.5	3.1	2.6	3.2	2.6
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	5.1	1.7	3.3	1.1
Oshawa CMA	-	-	**	**	4.9	3.5	3.2	2.5	3.2	2.5

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1-Toronto (Central)	-	-	-	**	-	**	-	**	-	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	4.9 d	**	**	++
Toronto-Former City (Zones 1-4)	-	-	**	**	**	2.6 b	**	4.4 b	++	2.1 c
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	**	++	**	**	**	**
Zone 7-Etobicoke (North)	-	-	-	-	++	++	1.3 d	++	++	3.4 d
Etobicoke (Zones 5-7)	-	-	-	-	5.3 d	**	4.7 d	2.1 c	4.0 d	2.8 c
Zone 8-York	-	-	-	-	-	-	-	-	-	-
Zone 9-East York	-	**	-	**	**	**	++	4.6 a	++	4.6 a
Zone 10-Scarborough (Central)	-	-	-	-	**	**	++	++	++	++
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	-	-	-	-
Scarborough (Zones 10-12)	-	-	-	-	**	**	++	++	++	++
Zone 13-North York (Southeast)	-	-	-	-	++	8.3 d	++	4.6 c	++	4.7 c
Zone 14-North York (Northeast)	-	-	-	-	**	**	**	++	**	++
Zone 15-North York (Southwest)	-	-	-	-	-	-	-	**	-	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	11.1 a	-5.0 a	4.3 d	0.5 a	4.6 d	++
North York (Zones 13-17)	-	-	-	-	++	5.7 a	++	3.1 c	++	3.0 b
Rest of Toronto (Zones 5-17)	-	**	-	**	2.0 c	5.1 d	++	2.9 b	++	3.0 c
Toronto (Zones 1-17)	-	**	**	**	2.0 c	5.1 d	++	2.9 b	++	3.0 b
Zone 18-Mississauga (South)	-	-	**	**	0.7 a	2.4 b	4.8 d	2.3 b	4.2 d	1.4 a
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	**	++	**	++
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	++	1.4 a	++	2.9 b
Mississauga City (Zones 18-20)	-	-	**	**	++	5.0 d	2.9 c	1.6 c	2.2 c	2.4 b
Zone 21-Brampton (West)	-	-	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	3.3 d	2.5 a	3.3 d	2.6 b
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	-	-	-	-
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	-	-	-	-	-	-
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	-	-	-	-
Remaining CMA (Zones 18-31)	-	-	**	**	++	**	2.8 c	1.6 c	2.2 c	2.4 c
Durham Region	-	-	**	**	**	++	0.8 d	++	0.8 d	++
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	**	++	**	2.9 c	1.7 c	2.4 c	2.4 b
Halton Region	**	**	**	**	1.1 a	3.4 b	++	3.3 d	++	3.0 b
Toronto GTA	**	**	++	++	1.7 c	4.1 c	1.6 c	2.4 b	1.4 a	2.5 b
Toronto CMA	-	**	**	**	**	4.9 c	1.8 c	2.5 b	1.5 c	2.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Oshawa (North)	-	-	-	-	**	**	0.7 a	0.7 a	0.6 a	0.6 a
Zone 2 - Oshawa (S./Central)	-	-	**	**	**	**	**	**	**	**
Oshawa City (Zones 1-2)	-	-	**	**	**	++	1.5 b	++	1.4 a	++
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	4.0 c
Oshawa CMA	-	-	**	**	**	++	1.2 b	++	1.2 a	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	1.2 a	1.2 a	1.5 b	1.5 a	1.2 a	2.6 b	1.2 d	**	1.4 a	1.7 a
Zone 2-Toronto (East)	1.6 c	2.6 c	2.7 a	1.1 a	0.9 a	0.7 a	0.7 b	0.0 d	1.9 a	1.2 a
Zone 3-Toronto (North)	1.4 a	2.3 a	1.5 a	1.7 a	1.6 b	1.7 b	0.8 a	2.4 c	1.5 a	1.8 a
Zone 4-Toronto (West)	1.4 a	1.2 a	1.6 b	2.1 b	1.5 c	2.0 c	1.3 d	1.1 d	1.5 a	1.9 a
Toronto-Former City (Zones 1-4)	1.3 a	1.6 a	1.6 a	1.7 a	1.4 a	1.9 a	1.1 d	1.5 a	1.5 a	1.7 a
Zone 5-Etobicoke (South)	2.0 c	**	3.8 c	3.3 d	2.4 b	2.0 c	**	**	3.0 b	3.0 b
Zone 6-Etobicoke (Central)	2.4 b	**	2.9 c	1.3 a	1.5 a	1.6 a	2.0 b	1.6 b	2.0 a	1.6 a
Zone 7-Etobicoke (North)	**	**	0.9 a	0.8 a	1.0 a	0.7 a	0.9 a	1.0 a	1.0 a	0.8 a
Etobicoke (Zones 5-7)	2.1 c	**	3.1 c	2.1 a	1.7 a	1.5 a	1.7 c	1.8 a	2.1 a	1.9 a
Zone 8-York	2.1 c	2.0 b	2.2 a	2.1 a	1.5 a	1.7 c	**	0.9 d	1.9 a	1.9 a
Zone 9-East York	1.4 a	2.1 a	1.8 a	1.8 a	1.4 a	1.8 a	1.4 a	2.4 a	1.6 a	1.9 a
Zone 10-Scarborough (Central)	1.3 a	1.1 a	1.4 a	1.7 a	1.5 a	1.1 a	1.5 b	1.3 a	1.5 a	1.4 a
Zone 11-Scarborough (North)	3.1 a	1.6 a	1.7 a	2.3 a	1.4 a	1.7 a	1.4 a	1.4 a	1.6 a	1.9 a
Zone 12-Scarborough (East)	**	**	1.6 b	1.4 a	1.0 a	0.8 a	0.7 a	0.7 a	1.2 a	0.9 a
Scarborough (Zones 10-12)	1.7 a	1.3 a	1.5 a	1.7 a	1.4 a	1.1 a	1.2 a	1.1 a	1.4 a	1.3 a
Zone 13-North York (Southeast)	1.3 d	1.7 c	1.5 a	1.7 a	1.0 a	1.3 c	1.4 a	1.5 b	1.2 a	1.5 a
Zone 14-North York (Northeast)	2.1 a	0.0 d	1.7 b	1.8 b	1.2 a	1.7 a	1.1 a	1.3 a	1.3 a	1.7 a
Zone 15-North York (Southwest)	1.6 c	4.7 d	1.7 a	1.5 a	1.0 a	1.0 a	0.0 d	2.0 a	1.2 a	1.4 a
Zone 16-North York (N.Central)	5.5 d	**	1.1 a	1.2 a	2.0 b	1.3 a	1.6 c	0.9 a	1.6 b	1.2 a
Zone 17-North York (Northwest)	**	**	1.5 a	1.4 a	1.3 a	1.1 a	1.0 a	1.9 a	1.3 a	1.3 a
North York (Zones 13-17)	2.0 c	2.3 c	1.5 a	1.5 a	1.3 a	1.3 a	1.2 a	1.5 a	1.3 a	1.4 a
Rest of Toronto (Zones 5-17)	1.9 a	2.6 c	1.9 a	1.8 a	1.4 a	1.4 a	1.3 a	1.5 a	1.6 a	1.6 a
Toronto (Zones 1-17)	1.5 a	1.9 a	1.8 a	1.7 a	1.4 a	1.5 a	1.3 a	1.5 a	1.6 a	1.6 a
Zone 18-Mississauga (South)	**	5.0 d	1.8 a	1.7 b	1.8 a	1.3 a	3.4 c	0.8 a	2.0 a	1.5 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	0.8 a	1.6 a	1.7 a	2.0 a	3.1 c	1.6 a	1.6 a	1.8 a
Zone 20-Mississauga (Northeast)	**	1.4 a	1.3 a	1.2 a	1.3 a	2.2 a	2.5 a	1.2 a	1.6 a	1.7 a
Mississauga City (Zones 18-20)	2.7 c	2.9 c	1.5 a	1.5 a	1.6 a	1.8 a	2.8 a	1.2 a	1.8 a	1.6 a
Zone 21-Brampton (West)	**	**	1.7 a	1.4 a	2.4 c	0.7 a	1.5 a	3.0 a	2.1 a	1.3 a
Zone 22-Brampton (East)	**	3.3 a	1.0 a	1.2 a	1.4 a	1.1 a	1.9 a	0.4 a	1.3 a	1.0 a
Brampton City (Zones 21-22)	5.8 d	4.8 d	1.4 a	1.4 a	1.9 a	0.9 a	1.7 a	1.7 a	1.8 a	1.2 a
Zone 23-Oakville	3.0 c	1.6 c	1.2 a	0.6 a	1.5 a	0.7 a	1.2 a	1.6 a	1.4 a	0.8 a
Zone 24-Caledon	**	**	3.8 a	**	**	**	**	**	1.3 a	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.1 a	1.2 a	1.5 c	1.1 a	1.1 a	1.3 d	**	1.1 a	1.6 b
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.5 a	0.4 a	2.1 c	**	0.0 d	0.7 a	1.6 a	**
Zone 27-Markham	**	**	2.1 c	1.3 a	1.4 a	3.3 a	0.0 d	**	1.6 c	2.5 a
York Region (Zones 25-27)	2.3 c	**	1.6 a	1.0 a	1.5 b	1.9 a	0.2 a	2.2 a	1.4 a	1.6 b

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	9.0 a	0.0 a	1.1 a	0.7 a	1.5 a	1.1 a	0.9 a	0.7 a	1.3 a	1.0 a
Zone 29-Milton, Halton Hills	**	0.0 d	3.0 b	2.1 b	1.9 a	1.0 a	1.5 c	4.9 d	2.5 a	1.6 b
Zone 30-Orangeville	**	**	1.6 b	0.0 c	3.7 d	0.0 c	**	**	2.5 b	0.0 c
Zone 31-Bradford, W. Gwillimbury	0.0 d	**	1.9 c	1.1 d	2.5 c	2.2 c	0.0 d	0.0 d	2.1 b	1.6 c
Remaining CMA (Zones 18-31)	3.4 d	2.7 d	1.5 b	1.3 a	1.7 a	1.4 a	2.1 d	1.3 a	1.7 a	1.4 a
Durham Region	3.3 d	0.9 d	1.4 a	1.5 b	1.8 a	1.9 b	1.7 d	1.2 a	1.7 a	1.6 b
York Region	2.3 c	**	1.6 b	1.0 a	1.5 b	1.9 b	0.2 c	2.2 c	1.4 a	1.6 b
Peel Region	3.4 d	3.3 d	1.5 a	1.5 a	1.7 a	1.5 a	2.5 d	1.3 a	1.8 a	1.5 a
Halton Region	3.2 d	2.0 c	2.0 b	1.3 a	1.4 a	1.5 a	0.6 c	1.3 a	1.5 a	1.4 a
Toronto GTA	**1.6 a**	**1.9 a**	**1.7 a**	**1.7 a**	**1.5 a**	**1.5 a**	**1.5 a**	**1.4 a**	**1.6 a**	**1.6 a**
Toronto CMA	**1.6 a**	**1.9 a**	**1.7 a**	**1.7 a**	**1.5 a**	**1.5 a**	**1.5 a**	**1.5 a**	**1.6 a**	**1.6 a**

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- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	0.0 b	0.0 c	0.9 a	0.3 b	1.4 a	1.9 c	0.4 a	1.5 c	1.1 a	1.4 a
Zone 2 - Oshawa (S./Central)	**	0.0 c	2.3 b	2.9 c	2.3 a	2.4 b	3.8 b	1.6 a	2.6 a	2.3 a
Oshawa City (Zones 1-2)	4.2 c	0.0 c	1.7 b	1.8 c	2.0 a	2.2 b	2.0 c	1.6 a	2.0 a	1.9 a
Zone 3 - Whitby	0.0 c	1.8 c	1.2 a	0.8 a	1.7 b	1.9 b	1.8 c	0.4 a	1.5 a	1.4 a
Zone 4 - Clarington	**	**	0.0 c	0.0 d	1.0 a	0.0 d	2.3 b	1.2 a	1.0 a	0.1 b
Oshawa CMA	**3.1 d**	**0.9 d**	**1.4 a**	**1.4 a**	**1.9 a**	**2.0 a**	**2.0 a**	**1.4 a**	**1.8 a**	**1.7 a**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	999 a	1,053 a	1,307 a	1,365 a	1,823 a	1,900 a	**	3,279 c	1,402 a	1,465 a
Zone 2-Toronto (East)	835 b	910 b	1,041 a	1,067 a	1,257 a	1,293 a	1,596 b	1,618 b	1,074 a	1,115 a
Zone 3-Toronto (North)	962 a	1,008 a	1,225 a	1,268 a	1,614 a	1,665 a	2,547 c	2,417 b	1,339 a	1,379 a
Zone 4-Toronto (West)	815 a	849 a	1,080 a	1,119 a	1,390 a	1,448 a	1,771 c	1,882 c	1,137 a	1,187 a
Toronto-Former City (Zones 1-4)	928 a	983 a	1,201 a	1,248 a	1,596 a	1,652 a	2,321 c	2,436 c	1,288 a	1,341 a
Zone 5-Etobicoke (South)	783 a	777 b	889 a	939 a	1,076 a	1,090 a	1,405 b	1,346 b	984 a	1,001 a
Zone 6-Etobicoke (Central)	1,104 b	1,041 c	1,103 a	1,109 a	1,285 a	1,308 a	1,465 a	1,512 a	1,257 a	1,283 a
Zone 7-Etobicoke (North)	673 a	722 a	903 a	957 a	1,066 a	1,121 a	1,228 a	1,282 a	1,093 a	1,151 a
Etobicoke (Zones 5-7)	858 a	816 a	998 a	1,022 a	1,183 a	1,206 a	1,372 a	1,413 a	1,142 a	1,166 a
Zone 8-York	761 a	797 a	968 a	1,012 a	1,184 a	1,225 a	1,606 d	1,542 c	1,057 a	1,099 a
Zone 9-East York	808 a	833 a	966 a	1,003 a	1,219 a	1,266 a	1,530 a	1,576 a	1,085 a	1,122 a
Zone 10-Scarborough (Central)	805 a	833 a	916 a	948 a	1,052 a	1,096 a	1,197 a	1,236 a	1,006 a	1,041 a
Zone 11-Scarborough (North)	880 a	898 a	987 a	1,036 a	1,132 a	1,192 a	1,325 a	1,449 a	1,105 a	1,162 a
Zone 12-Scarborough (East)	788 a	809 a	922 a	984 a	1,036 a	1,092 a	1,210 a	1,270 a	1,029 a	1,087 a
Scarborough (Zones 10-12)	819 a	843 a	931 a	974 a	1,063 a	1,116 a	1,231 a	1,296 a	1,033 a	1,079 a
Zone 13-North York (Southeast)	787 a	828 a	986 a	1,030 a	1,190 a	1,222 a	1,474 a	1,501 a	1,157 a	1,191 a
Zone 14-North York (Northeast)	1,109 b	890 a	1,182 a	1,180 a	1,363 a	1,382 a	1,513 a	1,523 a	1,326 a	1,348 a
Zone 15-North York (Southwest)	759 a	805 b	962 a	978 a	1,151 a	1,154 a	1,441 b	1,446 b	1,092 a	1,108 a
Zone 16-North York (N.Central)	844 b	874 b	1,050 a	1,127 a	1,239 a	1,318 a	1,428 a	1,495 a	1,187 a	1,270 a
Zone 17-North York (Northwest)	769 a	782 a	885 a	912 a	1,061 a	1,082 a	1,278 a	1,296 a	1,026 a	1,049 a
North York (Zones 13-17)	851 a	818 a	999 a	1,031 a	1,193 a	1,223 a	1,419 a	1,446 a	1,150 a	1,184 a
Rest of Toronto (Zones 5-17)	819 a	819 a	978 a	1,012 a	1,165 a	1,199 a	1,384 a	1,423 a	1,109 a	1,144 a
Toronto (Zones 1-17)	899 a	942 a	1,071 a	1,110 a	1,264 a	1,301 a	1,488 a	1,544 a	1,170 a	1,211 a
Zone 18-Mississauga (South)	810 a	832 a	1,003 a	1,028 a	1,158 a	1,205 a	1,292 a	1,308 a	1,100 a	1,136 a
Zone 19-Mississauga (Northwest)	888 b	890 a	1,117 a	1,155 a	1,309 a	1,327 a	1,505 a	1,560 a	1,282 a	1,325 a
Zone 20-Mississauga (Northeast)	838 a	809 a	1,090 a	1,093 a	1,235 a	1,257 a	1,447 a	1,461 a	1,224 a	1,238 a
Mississauga City (Zones 18-20)	827 a	827 a	1,050 a	1,067 a	1,210 a	1,243 a	1,417 a	1,442 a	1,177 a	1,205 a
Zone 21-Brampton (West)	745 a	747 a	961 a	1,003 a	1,128 a	1,158 a	1,388 a	1,386 a	1,103 a	1,119 a
Zone 22-Brampton (East)	1,005 d	811 a	1,162 a	1,132 a	1,278 a	1,279 a	1,353 a	1,372 a	1,258 a	1,243 a
Brampton City (Zones 21-22)	794 a	769 a	1,032 a	1,049 a	1,195 a	1,211 a	1,374 a	1,379 a	1,167 a	1,171 a
Zone 23-Oakville	912 a	930 a	1,131 a	1,157 a	1,312 a	1,350 a	1,496 a	1,548 a	1,269 a	1,301 a
Zone 24-Caledon	**	**	977 b	**	1,017 a	**	**	**	1,003 a	**
Zone 25-R. Hill, Vaughan, King	877 a	900 a	1,081 a	1,148 a	1,297 a	1,343 a	1,521 a	1,538 a	1,207 a	1,262 a
Zone 26-Aurora, Newmkt, Whit-St.	707 a	701 a	996 a	1,043 a	1,103 a	1,052 a	1,242 a	1,333 a	1,083 a	1,050 a
Zone 27-Markham	**	**	1,031 a	1,092 a	1,191 a	1,257 a	1,617 a	1,401 a	1,145 a	1,197 a
York Region (Zones 25-27)	815 a	833 a	1,036 a	1,091 a	1,193 a	1,204 a	1,365 a	1,441 a	1,142 a	1,163 a

(continued)

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a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	791	806	921	943	1,103	1,106	1,255	1,307	1,137	1,159
Zone 29-Milton, Halton Hills	711	723	963	996	1,121	1,151	1,420	1,433	1,062	1,095
Zone 30-Orangeville	865	**	934	923	1,048	1,048	1,072	1,130	994	990
Zone 31-Bradford, W. Gwillimbury	794	799	880	880	1,020	1,040	1,325	1,381	979	995
Remaining CMA (Zones 18-31)	827	824	1,042	1,063	1,203	1,230	1,392	1,420	1,169	1,191
Durham Region	726	793	886	905	1,022	1,044	1,223	1,256	1,018	1,040
York Region	815	833	1,036	1,091	1,193	1,204	1,365	1,441	1,142	1,163
Peel Region	819	812	1,046	1,062	1,205	1,234	1,406	1,427	1,174	1,196
Halton Region	891	878	1,078	1,118	1,229	1,281	1,402	1,448	1,201	1,250
Toronto GTA	**894**	**934**	**1,063**	**1,099**	**1,238**	**1,274**	**1,449**	**1,497**	**1,165**	**1,203**
Toronto CMA	**896**	**937**	**1,067**	**1,103**	**1,251**	**1,286**	**1,466**	**1,516**	**1,170**	**1,208**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	698	773	932	925	1,077	1,099	1,284	1,280	1,080	1,086
Zone 2 - Oshawa (S./Central)	674	694	808	846	949	979	1,133	1,191	931	971
Oshawa City (Zones 1-2)	680	723	858	880	1,002	1,028	1,212	1,236	994	1,021
Zone 3 - Whitby	799	861	951	963	1,040	1,066	1,128	1,152	1,009	1,020
Zone 4 - Clarington	829	**	916	923	1,050	1,071	1,447	1,501	1,053	1,068
Oshawa CMA	**724**	**794**	**886**	**906**	**1,012**	**1,037**	**1,213**	**1,237**	**1,000**	**1,023**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	6,622	6,617	15,166	15,132	6,754	6,826	976	899	29,518	29,474
Zone 2-Toronto (East)	1,163	1,159	3,546	3,542	1,788	1,786	213	209	6,710	6,696
Zone 3-Toronto (North)	4,974	4,942	15,303	15,362	8,396	8,401	1,087	1,086	29,760	29,791
Zone 4-Toronto (West)	4,497	4,485	11,585	11,607	5,667	5,506	778	759	22,527	22,357
Toronto-Former City (Zones 1-4)	17,256	17,203	45,600	45,643	22,605	22,519	3,054	2,953	88,515	88,318
Zone 5-Etobicoke (South)	867	868	4,526	4,533	4,506	4,512	376	378	10,275	10,291
Zone 6-Etobicoke (Central)	315	321	4,960	4,964	8,363	8,372	2,884	2,878	16,522	16,535
Zone 7-Etobicoke (North)	30	30	927	921	3,151	3,159	1,784	1,784	5,892	5,894
Etobicoke (Zones 5-7)	1,212	1,219	10,413	10,418	16,020	16,043	5,044	5,040	32,689	32,720
Zone 8-York	1,420	1,409	8,381	8,578	6,293	6,478	909	925	17,003	17,390
Zone 9-East York	976	940	9,986	10,010	6,587	6,629	1,107	1,110	18,656	18,689
Zone 10-Scarborough (Central)	592	589	6,997	7,001	8,359	8,348	1,662	1,684	17,610	17,622
Zone 11-Scarborough (North)	129	129	2,201	2,192	3,781	3,982	988	989	7,099	7,292
Zone 12-Scarborough (East)	89	94	2,923	2,899	5,455	5,482	1,502	1,485	9,969	9,960
Scarborough (Zones 10-12)	810	812	12,121	12,092	17,595	17,812	4,152	4,158	34,678	34,874
Zone 13-North York (Southeast)	243	243	6,154	6,156	8,786	8,772	2,810	2,809	17,993	17,980
Zone 14-North York (Northeast)	201	204	3,614	3,636	5,722	5,744	2,579	2,575	12,116	12,159
Zone 15-North York (Southwest)	289	295	3,731	3,726	4,408	4,406	830	824	9,258	9,251
Zone 16-North York (N.Central)	194	196	4,593	4,584	5,946	5,939	1,828	1,828	12,561	12,547
Zone 17-North York (Northwest)	590	575	5,735	5,755	8,367	8,364	2,937	2,942	17,629	17,636
North York (Zones 13-17)	1,517	1,513	23,827	23,857	33,229	33,225	10,984	10,978	69,557	69,573
Rest of Toronto (Zones 5-17)	5,935	5,893	64,728	64,955	79,724	80,187	22,196	22,211	172,583	173,246
Toronto (Zones 1-17)	23,191	23,096	110,328	110,598	102,329	102,706	25,250	25,164	261,098	261,564
Zone 18-Mississauga (South)	319	319	5,003	5,012	6,034	6,034	1,165	1,161	12,521	12,526
Zone 19-Mississauga (Northwest)	54	54	1,067	1,067	1,717	1,721	839	833	3,677	3,675
Zone 20-Mississauga (Northeast)	274	274	3,818	3,852	6,018	6,034	2,310	2,314	12,420	12,474
Mississauga City (Zones 18-20)	647	647	9,888	9,931	13,769	13,789	4,314	4,308	28,618	28,675
Zone 21-Brampton (West)	143	138	2,248	2,253	3,011	3,019	740	654	6,142	6,064
Zone 22-Brampton (East)	76	59	1,279	1,296	2,465	2,468	751	744	4,571	4,567
Brampton City (Zones 21-22)	219	197	3,527	3,549	5,476	5,487	1,491	1,398	10,713	10,631
Zone 23-Oakville	162	157	1,423	1,427	2,518	2,517	629	629	4,732	4,730
Zone 24-Caledon	11	11	32	32	32	32	5	5	80	80
Zone 25-R. Hill, Vaughan, King	75	75	654	654	950	950	107	107	1,786	1,786
Zone 26-Aurora, Newmkt, Whit-St.	58	57	706	771	1,018	953	343	343	2,125	2,124
Zone 27-Markham	12	12	617	615	880	884	131	132	1,640	1,643
York Region (Zones 25-27)	145	144	1,977	2,040	2,848	2,787	581	582	5,551	5,553

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	10	10	189	189	1,064	1,064	679	680	1,942	1,943
Zone 29-Milton, Halton Hills	32	31	551	551	826	826	64	64	1,473	1,472
Zone 30-Orangeville	47	45	331	315	380	364	73	73	831	797
Zone 31-Bradford, W. Gwillimbury	21	20	311	307	404	402	67	67	803	796
Remaining CMA (Zones 18-31)	1,294	1,262	18,229	18,341	27,317	27,268	7,903	7,806	54,743	54,677
Durham Region	371	367	3,713	3,722	7,821	7,877	2,530	2,561	14,435	14,527
York Region	145	144	1,977	2,040	2,848	2,787	581	582	5,551	5,553
Peel Region	877	855	13,447	13,512	19,277	19,308	5,810	5,711	39,411	39,386
Halton Region	298	296	4,766	4,854	8,705	8,735	2,236	2,232	16,005	16,117
Toronto GTA	**24,882**	**24,758**	**134,231**	**134,726**	**140,980**	**141,413**	**36,407**	**36,250**	**336,500**	**337,147**
Toronto CMA	**24,485**	**24,358**	**128,557**	**128,939**	**129,646**	**129,974**	**33,153**	**32,970**	**315,841**	**316,241**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	57	55	959	961	2,045	2,108	737	764	3,798	3,888
Zone 2 - Oshawa (S./Central)	144	145	1,405	1,411	2,995	2,985	701	707	5,245	5,248
Oshawa City (Zones 1-2)	201	200	2,364	2,372	5,040	5,093	1,438	1,471	9,043	9,136
Zone 3 - Whitby	147	145	854	853	1,209	1,213	265	263	2,475	2,474
Zone 4 - Clarington	10	9	240	242	386	386	93	92	729	729
Oshawa CMA	**358**	**354**	**3,458**	**3,467**	**6,635**	**6,692**	**1,796**	**1,826**	**12,247**	**12,339**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type - Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1-Toronto (Central)	3.8 b	2.6 a	3.5 b	3.0 a	3.3 c	4.3 c	**	**	3.5 b	3.1 b
Zone 2-Toronto (East)	3.3 c	5.3 b	3.9 c	2.5 a	2.5 c	**	2.8 c	0.0 d	3.3 c	2.8 a
Zone 3-Toronto (North)	3.9 b	4.3 b	3.2 b	3.9 a	2.7 a	3.5 b	1.3 a	3.1 d	3.1 a	3.8 b
Zone 4-Toronto (West)	2.8 b	2.6 b	2.7 b	3.6 b	2.4 b	3.2 c	3.0 c	**	2.7 a	3.2 b
Toronto-Former City (Zones 1-4)	3.5 a	3.3 a	3.2 a	3.4 a	2.8 a	3.5 a	2.0 a	2.2 a	3.1 a	3.4 a
Zone 5-Etobicoke (South)	3.4 d	**	5.0 c	5.0 c	3.1 c	3.4 c	**	**	4.2 b	4.7 b
Zone 6-Etobicoke (Central)	6.5 c	**	4.0 c	2.6 a	3.0 b	2.8 a	2.8 a	2.8 b	3.4 b	2.8 a
Zone 7-Etobicoke (North)	**	**	1.8 b	1.3 a	1.4 a	1.2 a	1.3 a	1.5 a	1.5 a	1.3 a
Etobicoke (Zones 5-7)	4.3 c	**	4.2 b	3.6 b	2.7 a	2.7 a	2.9 b	2.7 b	3.3 b	3.1 b
Zone 8-York	2.5 b	3.4 c	3.2 b	3.0 a	2.0 b	2.7 b	**	2.6 c	2.7 a	2.9 a
Zone 9-East York	2.4 b	3.6 b	2.9 a	3.0 a	2.4 a	3.0 b	3.4 b	4.3 b	2.7 a	3.1 a
Zone 10-Scarborough (Central)	2.1 b	1.8 c	3.0 b	2.8 a	2.3 a	2.1 a	2.2 a	1.8 c	2.6 a	2.3 a
Zone 11-Scarborough (North)	5.4 a	3.9 b	3.8 b	4.7 b	3.5 b	4.5 b	3.7 b	3.2 c	3.7 a	4.4 b
Zone 12-Scarborough (East)	**	**	3.1 b	2.7 a	2.3 a	1.9 a	2.1 a	1.6 b	2.5 a	2.1 a
Scarborough (Zones 10-12)	2.9 a	2.3 b	3.2 a	3.1 a	2.6 a	2.6 a	2.5 a	2.0 a	2.8 a	2.7 a
Zone 13-North York (Southeast)	1.3 d	4.3 c	3.0 b	4.5 b	2.5 a	2.9 a	3.0 c	3.3 c	2.7 a	3.5 a
Zone 14-North York (Northeast)	5.8 b	0.0 d	3.2 b	5.0 b	3.0 b	3.9 b	2.0 b	2.8 b	3.0 a	4.0 b
Zone 15-North York (Southwest)	2.9 c	4.7 d	2.5 a	2.3 a	2.0 b	1.7 b	0.3 a	2.3 c	2.1 a	2.0 a
Zone 16-North York (N.Central)	**	5.6 d	2.4 a	2.4 a	2.9 a	2.2 a	2.5 b	2.5 a	2.7 a	2.3 a
Zone 17-North York (Northwest)	**	**	2.8 a	2.7 a	2.6 a	2.1 a	2.4 a	2.7 a	2.6 a	2.4 a
North York (Zones 13-17)	3.5 a	3.9 a	2.8 a	3.4 a	2.6 a	2.6 a	2.3 a	2.8 a	2.6 a	2.9 a
Rest of Toronto (Zones 5-17)	3.2 a	4.2 a	3.2 a	3.2 a	2.6 a	2.6 a	2.5 a	2.7 a	2.8 a	2.9 a
Toronto (Zones 1-17)	3.4 a	3.5 a	3.2 a	3.3 a	2.6 a	2.8 a	2.5 a	2.7 a	2.9 a	3.1 a
Zone 18-Mississauga (South)	3.3 d	5.7 d	3.1 b	3.0 b	3.0 b	2.9 a	4.4 c	1.2 a	3.2 b	2.9 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	3.1 b	4.1 a	3.2 b	4.4 a	5.5 c	4.6 c	3.6 a	4.3 a
Zone 20-Mississauga (Northeast)	**	3.4 d	3.3 a	2.8 a	3.6 b	4.0 b	3.8 b	2.1 a	3.6 a	3.3 a
Mississauga City (Zones 18-20)	3.2 a	4.1 a	3.2 a	3.1 a	3.3 a	3.6 a	4.3 a	2.4 a	3.4 a	3.2 a
Zone 21-Brampton (West)	**	**	2.8 a	3.4 a	3.3 d	3.5 b	2.7 c	4.2 d	3.2 c	3.6 a
Zone 22-Brampton (East)	**	3.3 a	3.3 c	2.1 a	4.8 b	2.1 a	4.9 c	2.0 a	4.5 b	2.1 a
Brampton City (Zones 21-22)	**	4.8 a	3.0 a	2.9 a	4.0 a	2.9 a	3.7 a	3.1 a	3.7 a	3.0 a
Zone 23-Oakville	**	3.5 d	3.0 b	2.0 b	3.0 a	3.1 b	2.2 c	1.6 c	3.0 a	2.6 a
Zone 24-Caledon	**	**	3.8 c	**	2.5 a	**	**	**	2.5 a	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.1 a	2.5 a	3.0 d	2.2 b	2.2 b	2.5 a	**	2.3 a	2.9 b
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.9 c	2.2 c	2.7 b	**	0.6 a	**	2.5 c	2.4 c
Zone 27-Markham	**	**	3.5 a	2.5 a	2.9 a	4.6 b	0.0 d	**	2.9 a	3.6 b
York Region (Zones 25-27)	2.3 c	3.6 d	3.0 b	2.6 a	2.6 a	3.1 b	0.9 a	3.4 d	2.5 a	2.9 b

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 28-Pickering/Ajax/Uxbridge	9.0 a	0.0 a	2.1 c	0.7 a	2.5 a	2.7 a	3.9 a	2.8 a	3.0 a	2.5 a
Zone 29-Milton, Halton Hills	**	0.0 d	5.0 b	3.6 c	4.2 b	2.2 b	4.6 c	10.6 c	4.6 b	3.1 b
Zone 30-Orangeville	**	**	2.5 b	0.7 a	4.2 c	0.7 a	**	**	3.1 c	0.6 a
Zone 31-Bradford, W. Gwillimbury	0.0 a	**	2.6 c	1.6 c	4.0 c	2.8 c	4.2 b	0.0 d	3.4 c	2.2 c
Remaining CMA (Zones 18-31)	4.2 c	3.8 c	3.1 c	2.8 c	3.4 c	3.2 c	3.7 c	2.6 c	3.4 c	3.0 c
Durham Region	4.0 c	1.3 c	2.5 c	2.0 c	2.9 c	2.7 c	3.5 c	2.4 c	2.9 c	2.4 c
York Region	2.3 c	3.6 c	3.0 c	2.6 c	2.6 c	3.1 c	0.9 c	3.4 c	2.5 c	2.9 c
Peel Region	4.0 c	4.2 c	3.1 c	3.0 c	3.5 c	3.4 c	4.1 c	2.5 c	3.5 c	3.1 c
Halton Region	5.5 c	3.1 c	3.5 c	2.8 c	3.0 c	3.4 c	1.6 c	2.1 c	3.0 c	3.0 c
Toronto GTA	**3.5 c**	**3.5 c**	**3.2 c**	**3.2 c**	**2.8 c**	**2.9 c**	**2.7 c**	**2.6 c**	**3.0 c**	**3.0 c**
Toronto CMA	**3.5 c**	**3.5 c**	**3.2 c**	**3.2 c**	**2.8 c**	**2.9 c**	**2.8 c**	**2.6 c**	**3.0 c**	**3.1 c**

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Oshawa (North)	0.0 a	0.0 a	1.5 a	0.3 b	2.0 a	2.4 c	1.5 a	2.5 b	1.8 a	1.9 b
Zone 2 - Oshawa (S./Central)	**	0.0 a	3.0 c	3.2 c	3.3 b	2.7 a	5.0 b	2.4 a	3.5 b	2.7 a
Oshawa City (Zones 1-2)	5.3 c	0.0 a	2.4 b	2.0 b	2.8 b	2.6 b	3.2 b	2.5 b	2.8 b	2.4 b
Zone 3 - Whitby	0.0 a	2.6 c	3.4 c	2.4 b	4.3 b	4.2 b	4.5 c	2.4 b	3.8 b	3.2 b
Zone 4 - Clarington	**	**	0.4 a	0.0 d	2.0 a	0.3 a	4.6 c	1.2 a	2.0 a	0.3 a
Oshawa CMA	**3.8 c**	**1.3 a**	**2.5 b**	**1.9 b**	**3.0 b**	**2.7 a**	**3.4 b**	**2.4 b**	**2.9 b**	**2.4 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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↑ indicates the year-over-year change is a statistically significant increase
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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1-Toronto (Central)	2.8 c	2.6 c	2.8 c	3.0 c	3.5 d	2.1 c	++	++	2.9 c	2.4 c
Zone 2-Toronto (East)	2.9 a	3.4 b	2.5 b	2.4 c	2.9 b	3.7 c	++	++	2.5 b	3.1 c
Zone 3-Toronto (North)	3.0 a	2.9 a	3.6 b	2.8 a	2.5 b	3.9 d	++	++	2.9 a	3.0 b
Zone 4-Toronto (West)	2.6 b	3.9 c	3.2 c	2.5 c	3.1 d	2.9 c	++	++	3.1 c	2.7 c
Toronto-Former City (Zones 1-4)	2.8 b	3.1 b	3.2 b	2.8 b	3.0 b	3.1 c	++	++	2.9 b	2.7 b
Zone 5-Etobicoke (South)	2.4 c	2.7 c	2.3 c	3.6 c	3.6 c	2.6 c	++	2.9 c	2.7 b	3.5 c
Zone 6-Etobicoke (Central)	**	**	3.2 d	2.8 c	3.4 c	2.9 b	3.1 c	2.7 b	3.3 c	3.1 c
Zone 7-Etobicoke (North)	++	++	3.1 d	4.0 d	1.4 d	4.1 d	4.4 d	++	2.3 c	2.9 c
Etobicoke (Zones 5-7)	2.6 c	3.1 b	2.9 b	3.2 c	3.1 c	3.1 c	2.9 b	2.4 b	2.9 b	3.2 b
Zone 8-York	3.3 d	**	4.9 d	3.1 d	**	3.1 d	++	++	4.3 d	3.1 d
Zone 9-East York	++	3.7 d	2.4 b	2.6 b	2.5 c	3.3 c	3.4 d	3.1 d	2.2 b	2.8 b
Zone 10-Scarborough (Central)	1.3 a	2.1 c	2.0 b	2.9 a	1.5 c	3.1 c	2.4 c	1.8 d	2.0 b	3.0 a
Zone 11-Scarborough (North)	0.6 a	6.4 c	0.8 d	3.7 c	0.6 b	3.5 c	++	2.2 c	++	3.7 c
Zone 12-Scarborough (East)	**	3.1 d	2.1 d	5.5 c	2.3 c	5.1 c	3.4 c	5.3 c	2.5 b	5.3 c
Scarborough (Zones 10-12)	1.4 c	3.2 c	1.8 b	3.8 b	1.6 b	3.8 b	2.6 b	3.1 c	1.8 b	3.8 b
Zone 13-North York (Southeast)	++	6.5 c	1.6 c	5.4 c	2.3 c	5.1 c	1.1 a	4.1 d	2.0 b	4.9 c
Zone 14-North York (Northeast)	++	**	2.1 c	2.6 b	2.3 c	3.5 c	++	2.5 b	2.1 c	2.8 b
Zone 15-North York (Southwest)	3.7 d	4.0 d	2.6 c	4.6 d	2.9 c	3.6 d	++	++	2.9 c	3.7 c
Zone 16-North York (N.Central)	++	**	2.0 c	6.1 c	1.1 d	5.9 b	1.6 c	4.4 d	1.4 a	6.0 c
Zone 17-North York (Northwest)	2.3 c	3.6 d	2.0 c	3.6 c	3.5 b	2.5 b	2.8 b	2.6 b	3.0 a	2.8 b
North York (Zones 13-17)	1.6 c	5.4 c	2.0 b	4.5 b	2.5 a	4.1 b	1.8 b	3.1 b	2.3 a	4.0 b
Rest of Toronto (Zones 5-17)	1.7 c	3.7 b	2.4 a	3.8 a	2.5 a	3.7 a	2.4 a	2.9 a	2.5 a	3.6 a
Toronto (Zones 1-17)	2.3 a	3.4 b	2.7 a	3.4 a	2.6 a	3.5 a	2.2 b	2.7 a	2.6 a	3.3 a
Zone 18-Mississauga (South)	**	**	2.8 b	3.7 c	2.5 b	4.2 c	++	2.1 c	2.3 b	3.5 c
Zone 19-Mississauga (Northwest)	4.3 d	++	1.9 b	1.8 b	3.3 d	1.7 c	++	5.1 d	2.3 b	2.6 b
Zone 20-Mississauga (Northeast)	**	5.0 d	3.2 d	2.9 a	1.3 a	3.6 c	0.8 d	2.8 a	1.5 b	3.4 c
Mississauga City (Zones 18-20)	2.8 c	3.7 c	2.8 b	3.1 b	2.1 b	3.6 c	0.7 b	2.9 c	2.0 a	3.4 b
Zone 21-Brampton (West)	**	2.0 c	2.6 b	1.9 b	3.4 c	2.4 a	2.1 c	2.1 b	3.0 b	2.1 a
Zone 22-Brampton (East)	1.0 a	**	3.2 d	1.2 a	3.2 d	1.4 a	2.0 b	1.6 b	2.9 c	1.4 a
Brampton City (Zones 21-22)	**	2.0 c	2.9 b	1.6 b	3.3 c	2.0 a	2.0 b	1.8 c	3.0 b	1.8 b
Zone 23-Oakville	2.9 b	2.0 d	2.8 b	3.3 b	2.5 b	3.4 b	3.2 d	3.8 d	2.6 b	3.5 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.8 c	1.4 d	4.6 b	2.6 c	4.6 b	2.3 c	**	2.7 c	4.4 b	2.4 c
Zone 26-Aurora, Newmkt, Whit-St.	++	++	2.3 b	1.8 c	3.1 b	2.5 c	**	++	2.5 b	2.7 c
Zone 27-Markham	**	**	++	4.8 c	++	5.7 d	++	5.3 d	++	4.8 c
York Region (Zones 25-27)	++	3.8 c	2.7 b	3.0 b	2.7 b	3.4 c	**	3.2 c	2.5 a	3.2 c

(continued)

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 28-Pickering/Ajax/Uxbridge	**	2.1 a	++	2.5 a	5.1 b	++	0.4 b	1.7 a	2.8 a	1.0 a
Zone 29-Milton, Halton Hills	++	++	2.6 b	3.3 c	2.9 a	3.3 b	3.0 c	**	2.8 a	3.1 b
Zone 30-Orangeville	12.4 c	**	5.7 c	1.4 d	5.2 c	1.5 a	++	2.9 c	5.8 c	1.3 d
Zone 31-Bradford, W. Gwillimbury	++	++	2.9 b	++	2.0 c	++	2.1 b	**	2.2 b	++
Remaining CMA (Zones 18-31)	2.4 b	2.9 b	2.8 a	2.7 a	2.6 a	3.1 b	1.4 a	2.7 a	2.4 a	2.9 a
Durham Region	2.9 c	4.0 d	3.0 b	1.7 a	3.0 b	1.6 c	1.9 b	2.4 b	2.7 a	1.7 b
York Region	++	3.8 d	2.7 b	3.0 b	2.7 b	3.4 c	**	3.2 d	2.5 a	3.2 c
Peel Region	2.6 c	3.2 d	2.8 a	2.7 a	2.4 a	3.2 b	1.1 a	2.6 a	2.2 a	2.9 a
Halton Region	2.8 b	2.3 c	3.9 b	3.5 c	3.7 b	3.3 b	2.9 b	3.6 b	3.4 b	3.4 b
Toronto GTA	2.3 a	3.4 b	2.8 a	3.3 a	2.7 a	3.4 a	2.1 a	2.7 a	2.6 a	3.2 a
Toronto CMA	2.3 a	3.4 b	2.7 a	3.3 a	2.6 a	3.4 a	2.1 a	2.7 a	2.6 a	3.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Oshawa (North)	++	++	2.3 c	**	3.1 c	**	2.3 c	++	2.5 c	1.4 a
Zone 2 - Oshawa (S./Central)	**	**	3.7 d	++	2.1 c	**	3.0 c	**	2.4 b	1.9 c
Oshawa City (Zones 1-2)	**	**	3.1 d	++	2.5 c	1.6 c	2.6 c	2.3 c	2.5 b	1.7 c
Zone 3 - Whitby	3.8 d	**	1.7 c	**	2.1 b	2.4 c	0.9 a	3.4 b	2.2 b	2.1 c
Zone 4 - Clarington	**	**	8.7 a	3.5 c	10.3 c	**	**	**	7.4 b	2.6 c
Oshawa CMA	2.9 c	**	3.1 c	1.6 c	2.8 b	1.8 c	2.4 b	2.5 c	2.7 b	1.8 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Toronto CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Centre	1.1 a	1.8 b ↑	1.6 a	1.8 a ↑
West	1.8 c	1.2 a ↓	2.2 a	1.9 a ↓
East	2.0 c	1.9 b -	1.4 a	1.3 a -
North	1.3 a	1.9 a ↑	1.3 a	1.4 a -
Toronto	**1.3** a	**1.8** a ↑	**1.6** a	**1.6** a -
Peel	1.2 a	2.1 b ↑	1.7 a	1.5 a ↓
Halton	0.8 a	0.6 a -	1.6 a	1.3 a ↓
York	2.1 c	1.8 b -	1.5 b	1.6 a -
Durham	0.8 d	1.4 a -	1.7 a	1.6 a -
Toronto GTA	**1.3** a	**1.8** a ↑	**1.6** a	**1.6** a -
Toronto CMA	**1.3** a	**1.8** a ↑	**1.6** a	**1.6** a -

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	**	963 a	1,670 b	1,178 a Δ	**	1,507 a	**	2,077 b
West	**	816 b	**	1,022 a	**	1,207 a	**	1,394 a
East	**	843 a	**	974 a	1,300 d	1,115 a Δ	**	1,266 a
North	**	818 a	**	1,031 a	1,930 c	1,221 a Δ	**	1,423 a
Toronto	**	942 a	1,680 c	1,110 a Δ	1,762 c	1,301 a Δ	**	1,540 a
Peel	**	812 a	1,410 c	1,062 a Δ	1,647 c	1,235 a Δ	1,368 d	1,359 a
Halton	**	876 a	1,330 a	1,120 a	1,963 d	1,283 a	**	1,540 a
York	**	833 a	1,455 b	1,091 a Δ	1,736 b	1,262 a Δ	**	1,441 a
Durham	**	793 a	**	904 a	**	1,042 a	**	1,223 a
Toronto GTA	**	**934** a	**1,625** c	**1,100** a Δ	**1,749** b	**1,276** a Δ	**	**1,497** a
Toronto CMA	**	**937** a	**1,638** c	**1,103** a Δ	**1,754** b	**1,288** a Δ	**	**1,510** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
Δ indicates that the change is statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Toronto CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Centre	**	**	1,665 b	1,670 b	2,285 b	**	**	**	1,993 b	1,864 d
West	**	**	1,591 b	**	1,679 c	**	**	**	1,651 b	**
East	**	**	1,263 d	**	1,297 b	1,300 d	1,300 c	**	1,291 b	1,289 c
North	**	**	1,376 d	**	1,669 b	1,930 c	**	**	1,565 b	1,909 c
Toronto	**	**	1,576 c	1,680 c	1,892 c	1,762 c	1,682 d	**	1,760 c	1,796 c
Peel	**	**	1,554 d	1,410 c	1,536 b	1,647 c	1,508 c	1,368 d	1,533 b	1,555 b
Halton	**	**	**	1,330 d	1,710 c	1,963 d	**	**	1,595 c	1,838 c
York	**	**	1,346 c	1,455 b	1,747 c	1,736 b	**	**	1,564 c	1,669 b
Durham	**	**	**	**	**	**	**	**	1,585 c	1,447 c
Toronto GTA	**	**	1,556 b	1,625 c	1,818 a	1,749 b	1,603 c	**	1,709 a	1,749 b
Toronto CMA	**	**	1,556 b	1,638 c	1,818 a	1,754 b	1,603 c	**	1,709 a	1,758 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Toronto CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Toronto				
3 to 99 Units	2.1 c	2.1 b -	1.9 a	2.0 a -
100 to 199 Units	1.7 b	1.7 a -	1.4 a	1.3 a -
200 to 299 Units	1.3 a	1.5 a -	1.5 a	1.6 a -
300 to 399 Units	0.9 a	2.1 c ↑	1.1 a	1.3 a -
400 to 499 Units	1.1 d	2.7 c ↑	0.8 a	0.8 a -
500+ Units	1.2 a	1.0 a -	1.2 a	1.3 a -
Total	1.3 a	1.8 a ↑	1.6 a	1.6 a -
Toronto GTA				
3 to 99 Units	1.9 b	1.8 b -	1.9 a	1.9 a -
100 to 199 Units	1.9 a	2.1 a -	1.4 a	1.3 a -
200 to 299 Units	1.2 a	1.6 a ↑	1.5 a	1.6 a -
300 to 399 Units	1.0 a	1.9 c ↑	1.2 a	1.4 a -
400 to 499 Units	1.0 a	2.4 b ↑	0.8 a	0.8 a -
500+ Units	1.2 a	1.0 a -	1.2 a	1.3 a -
Total	1.3 a	1.8 a ↑	1.6 a	1.6 a -
Toronto CMA				
3 to 99 Units	2.0 b	1.9 b -	1.9 a	1.9 a -
100 to 199 Units	1.9 a	2.1 a -	1.4 a	1.3 a -
200 to 299 Units	1.2 a	1.6 a ↑	1.5 a	1.6 a -
300 to 399 Units	1.0 a	1.9 c ↑	1.2 a	1.4 a -
400 to 499 Units	1.0 a	2.4 b ↑	0.8 a	0.8 a -
500+ Units	1.2 a	1.0 a -	1.2 a	1.3 a -
Total	1.3 a	1.8 a ↑	1.6 a	1.6 a -

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Toronto CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Centre	110,871	125,277	42,570 a	48,328 a	38.4 a	38.6 a	1.1 a	1.8 b ↑
West	26,887	29,676	6,065 a	7,579 a	22.6 a	25.5 a ↑	1.8 c	1.2 a -
East	33,444	33,432	6,968 a	6,622 a	20.8 a	19.8 a ↓	2.0 c	1.9 b -
North	58,688	64,391	15,462 a	19,134 a	26.3 a	29.7 a ↑	1.3 a	1.9 a ↑
Toronto	229,890	252,776	71,905 a	81,904 a	31.3 a	32.4 a ↑	1.3 a	1.8 a ↑
Peel	41,056	42,875	10,523 a	10,965 a	25.6 a	25.6 a	1.2 a	2.1 b ↑
Halton	13,188	14,748	1,801 a	2,713 a	13.7 a	18.4 a ↑	0.8 a	0.6 a -
York	28,781	32,952	6,840 a	8,778 a	23.8 a	26.6 a ↑	2.1 c	1.8 b -
Durham	6,149	6,152	954 a	939 a	15.5 a	15.3 a	0.8 d	1.4 a -
Toronto GTA	**319,064**	**349,503**	**92,257 a**	**105,317 a**	**28.9 a**	**30.1 a ↑**	**1.3 a**	**1.8 a ↑**
Toronto CMA	**309,364**	**338,843**	**90,705 a**	**103,391 a**	**29.3 a**	**30.5 a ↑**	**1.3 a**	**1.8 a ↑**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Toronto CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto								
3 to 99 Units	20,758	20,866	3,400 a	3,803 a	16.4 a	18.2 a ↑	2.1 c	2.1 b -
100 to 199 Units	50,820	52,334	10,507 a	11,274 a	20.7 a	21.5 a	1.7 b	1.7 a -
200 to 299 Units	59,125	61,529	15,873 a	16,736 a	26.8 a	27.2 a	1.3 a	1.5 a -
300 to 399 Units	42,986	47,498	16,804 a	18,895 a	39.1 a	39.8 a	0.9 a	2.1 c ↑
400 to 499 Units	23,100	29,649	8,921 a	12,382 a	38.6 a	41.8 a	1.1 d	2.7 c ↑
500+ Units	33,101	40,900	15,173 a	18,634 a	45.8 a	45.6 a	1.2 a	1.0 a -
Total	229,890	252,776	71,905 a	81,904 a	31.3 a	32.4 a ↑	1.3 a	1.8 a ↑
Toronto GTA								
3 to 99 Units	32,535	33,475	4,953 a	5,646 a	15.2 a	16.9 a ↑	1.9 b	1.8 b -
100 to 199 Units	81,257	84,804	15,997 a	17,352 a	19.7 a	20.5 a	1.9 a	2.1 a -
200 to 299 Units	85,743	90,661	21,977 a	23,422 a	25.6 a	25.8 a	1.2 a	1.6 a ↑
300 to 399 Units	55,858	60,979	20,828 a	23,344 a	37.3 a	38.3 a	1.0 a	1.9 c ↑
400 to 499 Units	28,846	35,851	11,135 a	15,283 a	38.6 a	42.6 a ↑	1.0 a	2.4 b ↑
500+ Units	34,825	43,733	15,996 a	19,908 a	45.9 a	45.5 a	1.2 a	1.0 a -
Total	319,064	349,503	92,257 a	105,317 a	28.9 a	30.1 a ↑	1.3 a	1.8 a ↑
Toronto CMA								
3 to 99 Units	28,829	29,528	4,454 a	5,020 a	15.5 a	17.0 a ↑	2.0 b	1.9 b -
100 to 199 Units	76,936	80,212	15,378 a	16,547 a	20.0 a	20.6 a	1.9 a	2.1 a -
200 to 299 Units	84,070	88,540	21,637 a	22,968 a	25.7 a	25.9 a	1.2 a	1.6 a ↑
300 to 399 Units	55,858	60,979	20,828 a	23,344 a	37.3 a	38.3 a	1.0 a	1.9 c ↑
400 to 499 Units	28,846	35,851	11,135 a	15,283 a	38.6 a	42.6 a ↑	1.0 a	2.4 b ↑
500+ Units	34,825	43,733	15,996 a	19,908 a	45.9 a	45.5 a	1.2 a	1.0 a -
Total	309,364	338,843	90,705 a	103,391 a	29.3 a	30.5 a ↑	1.3 a	1.8 a ↑

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Toronto CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Toronto CMA										
Single Detached	**	**	**	**	**	1,482 d	1,763 b	1,820 b	1,682 b	1,748 b
Semi detached, Row and Duplex	**	**	966 d	1,049 c	1,280 b	**	1,503 a	1,524 a	1,406 a	1,469 a
Other-Primarily Accessory Suites	**	**	**	972 b	1,097 b	1,244 b ↑	**	**	1,052 c	1,039 b
Total	**	**	1,071 c	988 b	1,240 a	1,379 b	1,623 a	1,656 a	1,409 b	1,453 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and *any* dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Toronto CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Toronto CMA		
Single Detached	44,090 c	42,516 b ↓
Semi detached, Row and Duplex	55,633 b	57,622 b ↑
Other-Primarily Accessory Suites	30,710 d	31,937 c ↑
Total	130,432	132,075

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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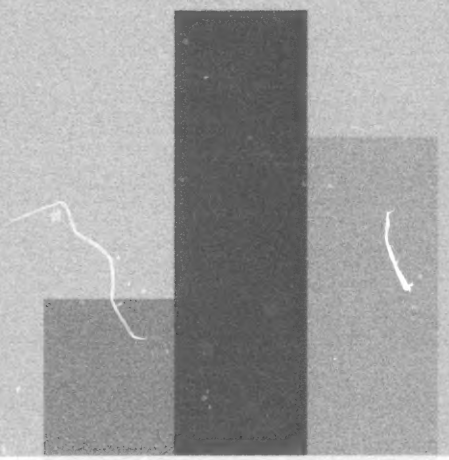

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